



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, AUGUST 24, 2020, 7:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ATTENDEES**

**3. PURPOSE**

- a) The purpose of this Public Hearing is to receive and consider; amending Land Use Bylaw No. 1044 by providing a Land Use Redesignation to rezone a portion of SW 1/4 Sec. 16-30-1-W5M; the north central portion of Mandalay Subdivision to Commercial Service District (C2), Medium Density Residential - Attached Dwelling District (R3), Low Density Residential - Single Detached District (R1) and Public Facility and Recreation District (PFR). The total area to be redesignated is 2.5 hectares (6.18 acres).

**4. DELEGATIONS**

- a) Urban Systems - Planner Becky Soby Re: Mandalay Estates Phase 1 Land Use Redesignation Council Report V2 (addendum 4.a)



**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

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# MEMORANDUM

Date: August 24, 2020  
To: Town of Carstairs Council  
From: Becky Soby, Urban Systems Ltd.  
File: LUR 2020-03  
Subject: Mandalay Estates Phase 1 Land Use Redesignation Application

Urban Systems Ltd. (USL) has received and reviewed the application to redesignate the sites legally known as parts of SW 16; 30;1;5 in Carstairs, Alberta:

- Sewage Disposal Site Plan 377HP
- 5; 1; 30; 16; SW

## BACKGROUND

The subject site is located in the Mandalay Estates neighbourhood. The Mandalay Estates Area Structure Plan (ASP) was approved for this area in June 2019. The parcels affected by the land use redesignation application are currently designated to align with the previous Carlinton Estates Area Structure Plan (ASP), approved in 2008.

The parcels are currently zoned a combination of the following:

- Commercial Service District (C2)
- Medium Density Residential – Attached Dwelling District (R3)
- Low Density Residential – Single Detached District (R1)
- Public Facility and Recreation District (PFR)

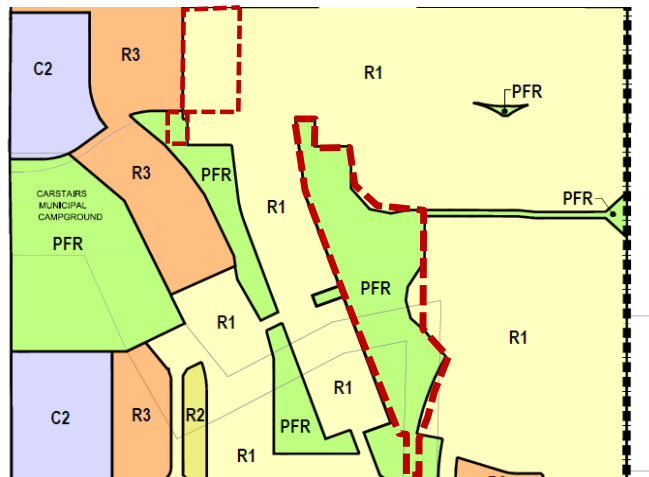


Figure 1: Existing Land Uses

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### History of the subject site:

1. The existing land uses within the area were designated to align with the prior Carlinton Area Structure Plan (ASP) adopted by Council in 2008 .
2. The ASP was then rewritten after a change of ownership of the lands in 2015. This new ASP was renamed Mandalay Estates, and was adopted in June 2019.
3. A land use redesignation and subdivision application for Phase 1 of Mandalay Estates was first applied for in September 2019, however, these applications were rescinded due to a change in the location of Phase 1 to be in the northwest, accessible off of Highway 2A, aligning with the phasing in the ASP, rather than in the south portion with access coming off of Highway 581.
4. The newly located Phase 1 land use redesignation application was submitted July 2020.

### PLANNING ANALYSIS

The applicant is proposing to redesignate from the following land uses, as per the Land Use Plan attached (page 8);

- R1 (Low Density Residential- Single Detached District) to R3 (Medium Density Residential – Attached Dwelling District)
- PFR (Public Facility and Recreation District) to R1 (Low Density Residential- Single Detached District)

Please note, the following redesignations are also proposed in order to amend the existing land use boundaries, to bring their boundaries to the centre of the road(s):

- PFR (Public Facility and Recreation District) to R3 (Medium Density Residential – Attached Dwelling District)
- C2 (Commercial Service District) to R3 (Medium Density Residential – Attached Dwelling District)
- PFR (Public Facility and Recreation District) to C2 (Commercial Service District)

Lastly, the following redesignation is proposed in order to change the boundary of the existing PFR parcel to match the boundary of the storm pond parcel:

- R1 (Low Density Residential- Single Detached District) to PFR (Public Facility and Recreation District)

The total area to be redesignated is 2.5 hectares, 6.18 acres.

### Alignment with the Municipal Development Plan (MDP):

The proposal to redesignate the lands from R1 (Low Density Residential - Single Detached District) to R3 (Medium Density Residential - Attached Dwelling District) is generally in

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alignment with the direction provided in the MDP. Policies in Section 6 of the MDP (attached for reference – pg. 12 policy 6.3.3) promote a mix of housing types within each community of the Town, overall. The Medium Density Residential - Attached Dwelling District includes a variety of dwelling types including, detached dwellings, duplexes, semi-detached dwellings, flour plexes, six plexes and row housing.

The location of the R3 land use aligns with the policy 6.3.8 of the MDP by;

- being located in close proximity to major roads, Highway 2A and the proposed Mandalay Boulevard
- being located adjacent to the open space to the south and;
- being located in close proximity to the Hugh Sutherland High School

Alignment with the Mandalay Estates Area Structure Plan (ASP) 2019:

The Mandalay Estates ASP land use plan shows the entire residential parcel in the northwest portion, east of the commercial parcel, as R3 (Medium Density Residential - Attached Dwelling District). Therefore, the redesignation from the existing R1 to R3 is aligned directly with the ASP land use proposed as shown in the figure below. The redesignation from existing PFR (PFR Public Facility and Recreation District) to R1 also aligns directly with the R1 proposed in the ASP as indicated below.

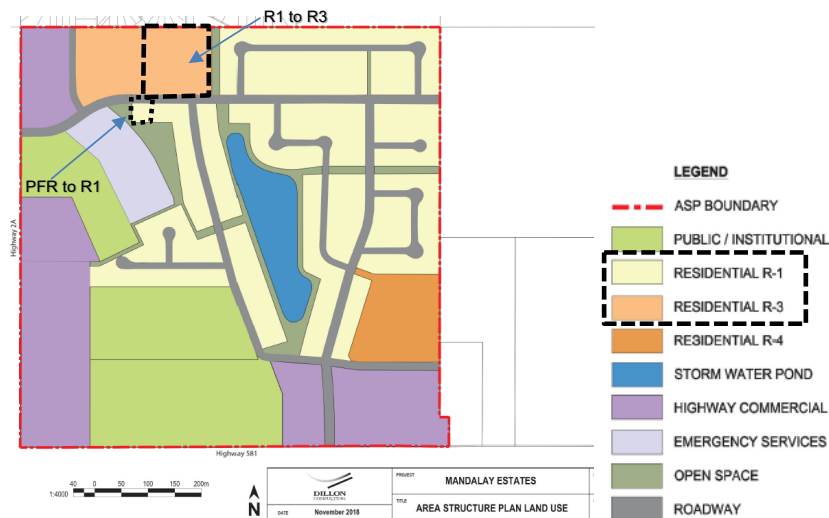


Figure 2: Mandalay Estates Area Structure Plan Land Use

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Town of Carstairs Land Use Bylaw:

The proposed R3 (Medium Density Residential - Attached Dwelling District) includes the following permitted and discretionary uses:

Permitted Uses:	Discretionary Uses:
<ul style="list-style-type: none"> <li>• Accessory residential buildings</li> <li>• Detached dwellings</li> <li>• Duplexes</li> <li>• Parks and playgrounds</li> <li>• Public utility buildings</li> <li>• Semi-detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory uses</li> <li>• Adult care residence</li> <li>• Attached dwellings</li> <li>• Bed and breakfast establishments</li> <li>• Day care facilities</li> <li>• Four-plexes</li> <li>• Home occupations</li> <li>• Multiple housing developments</li> <li>• Public and quasi-public buildings and uses</li> <li>• Religious institutions</li> <li>• Row housing</li> <li>• Signs</li> <li>• Six-plexes</li> <li>• Temporary Residential Sales Centres</li> </ul>

The discretionary uses are approved with or without conditions at the discretion of the Development Authority. The approval of a discretionary use is based on the merits of the proposed development including its relationship to any approved statutory plan or approved policy affecting the site, and where the proposed development conforms in every respect to the Land Use Bylaw.

**CIRCULATION**

The application was circulated by Urban Systems to the appropriate agencies and adjacent landowners on July 13<sup>th</sup>, 2020.

28 (twenty-eight) adjacent landowners provided responses outlining their comments and concerns regarding the proposed redesignation from R1 to R3. One landowner provided a response in support of this application stating that the housing types included in the R3 district would complement the existing neighbourhood.

Below is a summary of the main concerns communicated applicable to the proposed redesignation:

- Increase in Density  
 Landowners expressed concern regarding the proposed R1 to R3 land use change due to the increase in allowable density and variety of dwelling types.

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Please note, the subject site has been approved for mixed use development since 2008 when the initial Carlinton Area Structure Plan (ASP) was adopted. The change to R3 aligns directly with the Mandalay Estates Area Structure Plan (ASP) that was adopted by Council in June 2019. The intent is to provide a range of housing types to accommodate various lifestyles, incomes levels, and age groups in a location that is well connected to commercial and major roadways. The R3 district includes detached dwellings, duplexes and semi-detached dwellings as permitted uses and lists the medium density housing types, i.e. four-plexes, six-plexes, and row housing, as discretionary uses. Therefore, for proposals involving higher density housing types, the Development Authority is able to approve with or without conditions at their discretion, taking in consideration the proposal's conformity to Town policy, plans and regulations.

- Connection to Stone Garden Drive:

Residents in the area expressed concerns regarding the connection of the future road (adjacent to the proposed R3) to the existing Stone Garden Drive. The major concerns with the proposed R3 land use is that this will increase the amount of traffic along this roadway which will, in turn, increase parking demand and create unsafe conditions for pedestrians and cyclists

Please note, both the previous Carlinton ASP adopted in 2008 and the current Mandalay Estates ASP adopted in 2019 proposes this connection to match up with the existing Stone Garden Drive. The proposed access was mandated by Alberta Transportation who indicated it cannot be emergency access only. This connection will provide 2 means of exiting and entering the community in the north portion of the plan area. The connected Stone Garden Drive is identified as a Local Road with a 15-metre right-of-way, that must meet the 15-metre right-of-way standards in the Town of Carstairs Transportation Master Plan (TMP). The ASP also includes policy that requires sidewalks to be provided on one side of all local roads within the plan area. The proposed roads will be reviewed at the subdivision stage.

- Increased Traffic

Safety & Parking Concerns:

As mentioned previously, Landowners provided comments on the connection to Stone Garden Drive as it relates to increased traffic and pedestrian/cyclist safety. Landowners indicated that the Stone Garden Crescent does not have sidewalks, and parking is prohibited, therefore residents and visitors must use Stone Garden Drive. If vehicles are parked on each side, this results in a narrower space that residents are

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concerned will not be able to accommodate increased traffic flow and high parking demand.

Please note, the ASP requires that a sidewalk be built on one side of the proposed local road that will connect to the existing Stone Garden Drive, providing a space for pedestrian use. Additionally, the proposed connecting road will be 15 metres in width to accommodate street parking on both sides of the road as per the Town of Carstairs Transportation Master Plan (TMP) 15 m right-of-way standards.

- Increase in Crime

A number of landowners expressed concerns regarding the connection from the Mandalay Estates Phase 1 area to the Stone Garden neighbourhood creating an increased crime rate and impacts on safety of residents.

Please note, the Mandalay Estate ASP incorporates the principles and guidelines of Crime Prevention through Environmental Design (CPTED) to minimize the number of crime-prone areas. Development of the road network, parks, stormwater management facilities, parks and trails, and the built environment will use CPTED principles to help create safe and secure neighbourhoods. At the time of subdivision, applicants are required to prepare a landscaped plan that demonstrates the CPTED principles.

- Buffer Between Proposed Development and Existing Neighborhood

A number of the responses received expressed concern about the space in between the lands to be redesignated and the existing neighbourhood to the north.

Respondents were concerned about loss of view, privacy and property values.

Please note, as previously mentioned, the subject site has been approved for mixed use development since 2008 when the initial Carlinton ASP was adopted. The interface between the northern edge of the subject site and the southern edge of the Stonehaven community to the north are proposed to contain compatible residential uses. Additionally, the Carstairs Land Use Bylaw includes standards such as, minimum setback requirements, that will be adequate in ensuring separation between existing and new development.

9 (nine) external agencies responded, one in opposition noting the following:

- **Canadian Pacific Railway (CPR):** is not in favor of residential uses adjacent to their right-of-way as they do not consider this land use is to be compatible with railway operations. They have indicated that should any proposed residential subdivision application adjacent to railway right of way receive approval, Canadian Pacific Railway requests that all recommended guidelines are considered as it relates to residential development adjacent to the CPR.

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All responses from these agencies are attached, and it is the responsibility of the applicant to review and meet all requirements or conditions from agencies.

**RECOMMENDATION**

Urban Systems recommends that Council approve this redesignation application.

Sincerely,

**URBAN SYSTEMS LTD.**

A handwritten signature in black ink that reads "Becky Soby".

Becky Soby  
Planner

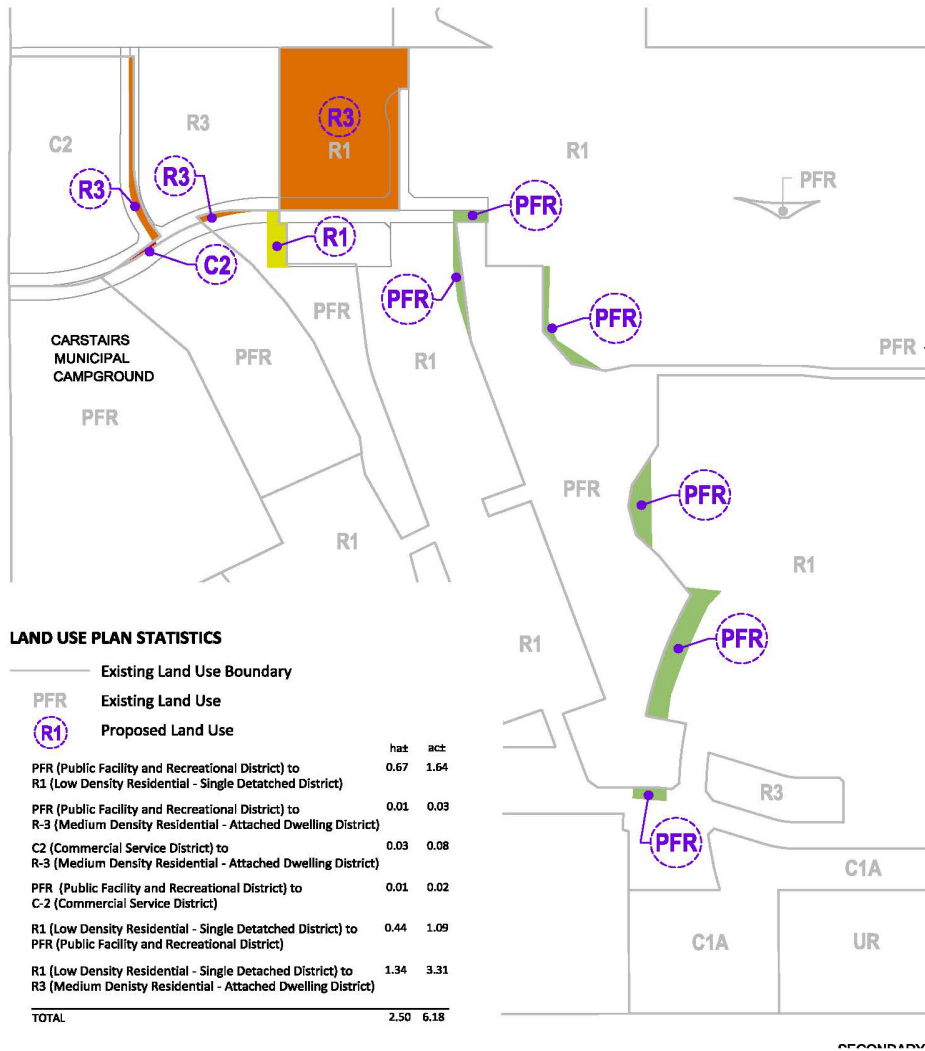
/BS

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**Proposed Mandalay Estates Phase 1 Land Use Redesignation**



**LAND USE PLAN STATISTICS**

- Existing Land Use Boundary
- PFR Existing Land Use
- R1 Proposed Land Use

	ha	act
PFR (Public Facility and Recreational District) to R1 (Low Density Residential - Single Detached District)	0.67	1.64
PFR (Public Facility and Recreational District) to R-3 (Medium Density Residential - Attached Dwelling District)	0.01	0.03
C2 (Commercial Service District) to R-3 (Medium Density Residential - Attached Dwelling District)	0.03	0.08
PFR (Public Facility and Recreational District) to C-2 (Commercial Service District)	0.01	0.02
R1 (Low Density Residential - Single Detached District) to PFR (Public Facility and Recreational District)	0.44	1.09
R1 (Low Density Residential - Single Detached District) to R3 (Medium Density Residential - Attached Dwelling District)	1.34	3.31
<b>TOTAL</b>	<b>2.50</b>	<b>6.18</b>

Scale 1:4000

**Figure 1 | LAND USE REDESIGNATION**  
 File LUR 2020-03  
 July 29, 2020

**MANDALAY ESTATES PHASE 1**

- PFR (Public Facility and Recreation District)
- R1 (Low Density Residential – Single Detached District)
- R3 (Medium Density Residential - Medium Density Residential - Attached Dwelling District)

# 06. RESIDENTIAL DEVELOPMENT

## 6.1 Background

Residential development in Carstairs consists of predominantly low-density single-family housing. While this continues to be the trend, the proportion of single-detached dwellings of the total housing stock in the Town is decreasing. According to census data, in 2011 single-detached dwellings represented 88% of the housing stock, decreasing to 82% in 2016. Other forms of housing such as semi-detached and row houses are becoming more popular. In conjunction with an increase in other housing types, there is a general shift toward increasing density as land developers and municipalities try to spread the land development and servicing costs associated with residential development over a greater number of units, while also addressing the need for more affordable housing types.

## 6.2 Goals

- To facilitate a variety of housing opportunities at densities that meet the needs and preferences of all household types and income levels.
- To identify areas suitable for new residential development and ensure an adequate supply of land for the residential market.
- To ensure a high standard of residential development and neighbourhood design, including attractive, aesthetically pleasing neighbourhoods.
- To encourage the development of various forms of rental housing to meet the needs of current and future residents.

## 6.3 Policies

- 6.3.1 Residential development shall be directed to the areas identified on the MDP Map.
- 6.3.2 The overall design density for the existing and future residential areas of the Town should average between 12 and 25 dwelling units per gross developable hectare (5 to 10 units per acre). This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.
- 6.3.3 The Town shall require the provision of a variety of housing types through a range of lot sizes, dwelling types, appearances, and affordability. This variety of housing is encouraged to be provided within each community.
- 6.3.4 No more than 70 percent of the total dwelling units in new subdivisions shall be single detached dwellings.
- 6.3.5 A mix of differing forms of housing, including single detached, semi-detached dwellings and medium density housing forms such as row housing, should be encouraged on the same block in land use districts under which that is permitted.

- 6.3.6 Higher density housing and senior's housing is encouraged to be located close to downtown amenities.
- 6.3.7 The area between 10th Avenue and Highway 2A shall act as a transition area that supports mixed use residential and commercial uses.
- 6.3.8 In locating sites for multi-family housing, the following criteria should be applied:
- › close proximity to a major collector or arterial road;
  - › adjacent or nearby open space and path system;
  - › proximity to a school; and
  - › compatibility with existing housing.
- 6.3.9 Infill and higher density housing shall be encouraged on a site-specific basis.
- 6.3.10 Manufactured homes, as defined by the Land Use Bylaw, may be permitted only:
- › as replacements for units within existing manufactured home communities; or
  - › as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses.
- 6.3.11 Every effort should be made to improve existing manufactured home subdivisions through visual screening, landscaping, and attractive entryways.
- 6.3.12 Residential areas shall be adequately buffered from highways and industrial and commercial areas.
- 6.3.13 The Town shall require a high standard of community and subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing residential environments. Subdivision designs should:
- › provide for varied lot sizes and densities to accommodate different housing types, sizes and designs;
  - › encourage the consideration of environmentally sustainable design, including at the building scale (ex: house orientation);
  - › minimize through-traffic on local roads while allowing for common and emergency service vehicle access;
  - › provide sufficient off-street parking;
  - › encourage the retention and integration of natural and historically significant amenities and features;
  - › accommodate adequate parks, open space, and pathway systems;
  - › provide opportunities for lots with and without lanes;

ADJACENT LANDOWNER RESPONSES:

From: [REDACTED]  
To: [REDACTED]  
Subject: Proposed changes Mandalay Estates Carstairs  
Date: August 12, 2020 8:45:40 PM

Opposition to R4 Designation/ Mandalay E...

**Subject:** Opposition to R4 Designation/ Mandalay Estates Development

We have enclosed information from Urban Systems in which Mandalay Estates has asked for a re-designation of the parcels of land directly south of us to R4 from R3. As Larry Sheldon has written, the West part of Stone Garden will still have a C2 light commercial designation along the highway. I have also included a letter from the condo complex directly East of us that shows some very valid arguments (from Colin Henderson).

We basically have two real areas of concern.

1. if area is re-designated to R4 there is a good likely-hood of apartment blocks being built directly behind us, as initially this part of the development was meant for an area such as ours or single-family housing.
2. With any type of high density located directly south of us we will incur significantly more traffic. Not just cars but people traffic as we see now. Many people and children consider this a safe place to walk and cycle etc. As Larry Sheldon has suggested, our road is too narrow and does not have sidewalks. Our guests need to park on Stone Garden Drive as the Crescent does not allow any parking and this gives us limited space to park or walk on our main street. Higher traffic volumes would make it unsafe for us or others using our area.

We all need to register our disapproval of the Re-designation to R4.  
Secondly, we need to stem the flow of any new traffic or possibly consider us going to a gated community.

We have many of the same concerns and are opposed to the proposed changes to the plans for Mandalay Estates

[REDACTED]

**Becky Soby**

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**From:** [REDACTED]  
**Sent:** August 12, 2020 7:59 PM  
**To:** Becky Soby  
**Subject:** Mandalay Estates Plan- file LUR 2020-03  
**Attachments:** image002.emz; image010.emz  
**Importance:** High

CAUTION: External Email.

Becky:

I sent this email out yesterday evening, but just realized that it bounced back from your email address for some reason, so I am sending it again and sincerely hope it makes it in time for consideration!

We would like to add our voice to those vehemently opposed to the restructuring plan recently communicated to us for this project!

Our primary concern is the plan to connect Stone Garden Drive to Mandalay Blvd. Stone Garden Drive is 34' wide including both gutters at 1'7" each. As parking is not permitted on Stone Garden Crescent, vehicles often park on Stone Garden Drive at the back of the homes. If two vehicles are parked on either side of Stone Garden Drive, which is a common situation that can be narrowed even further by parked RV's in the summer and unplowed snow in winter, the width of the road is reduced by ~15' (I measured the width of my smaller Honda truck at 7'6" from mirror to mirror X 2), leaving the available road width at 19' - counting the gutters. By opening this road to additional vehicular and pedestrian traffic the risk to pedestrians and parked vehicles is significantly higher due to increased frequency; bearing in mind that Stone Garden Crescent does not have sidewalks!

Although I am unsure what specific guideline municipalities use to size residential streets, my brief research identified the Alberta Transportation's Highway Geometric Guide (APR2018) Table A-2-3-2a, New Roadway Functional Characteristics states the width of an Urban Local Undivided New Roadway at 50-72' which is MUCH narrower than what is available on Stone Garden Drive without any obstructions!


In addition to our concern for the roadway access, we also have grave concerns over the plan for dense housing to be built adjacent to Stone Garden. This is basically a retirement community and the problems which will occur with denser neighbourhoods will lead to the inevitable loss of our property values and our quality of life

We beseech the town employees responsible for the approval of this plan and the developer to reconsider the designations for this project. This is our retirement home, and we bought here because we loved the concept of "An Authentic Small Town", however, if Carstairs allows development that grossly interferes with the peace and enjoyment of its current citizens in order to simply attract new residents, then we will see yet another small Alberta town degraded through uncontrolled and ill planned growth. Please don't let this happen!

Sincerely,

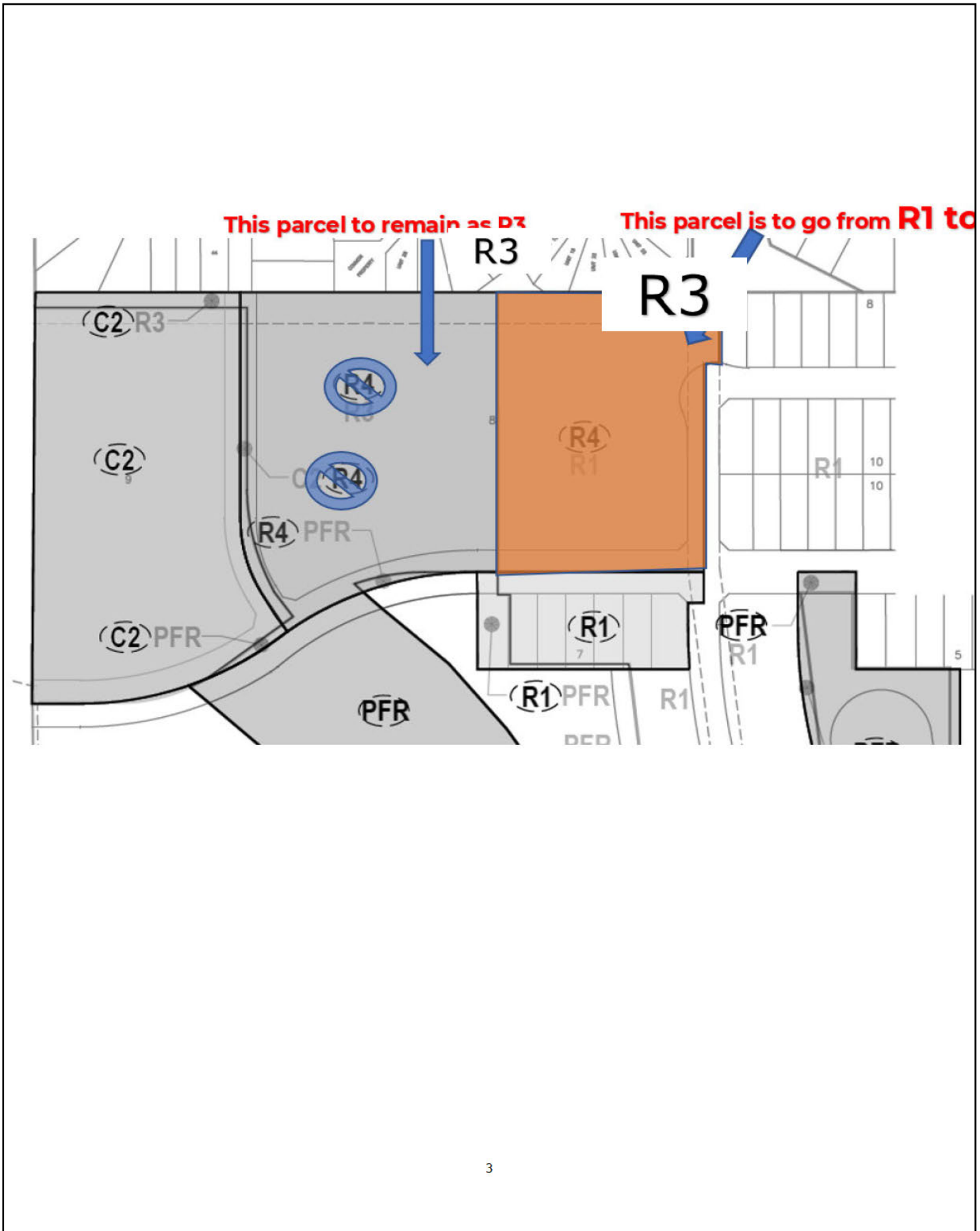


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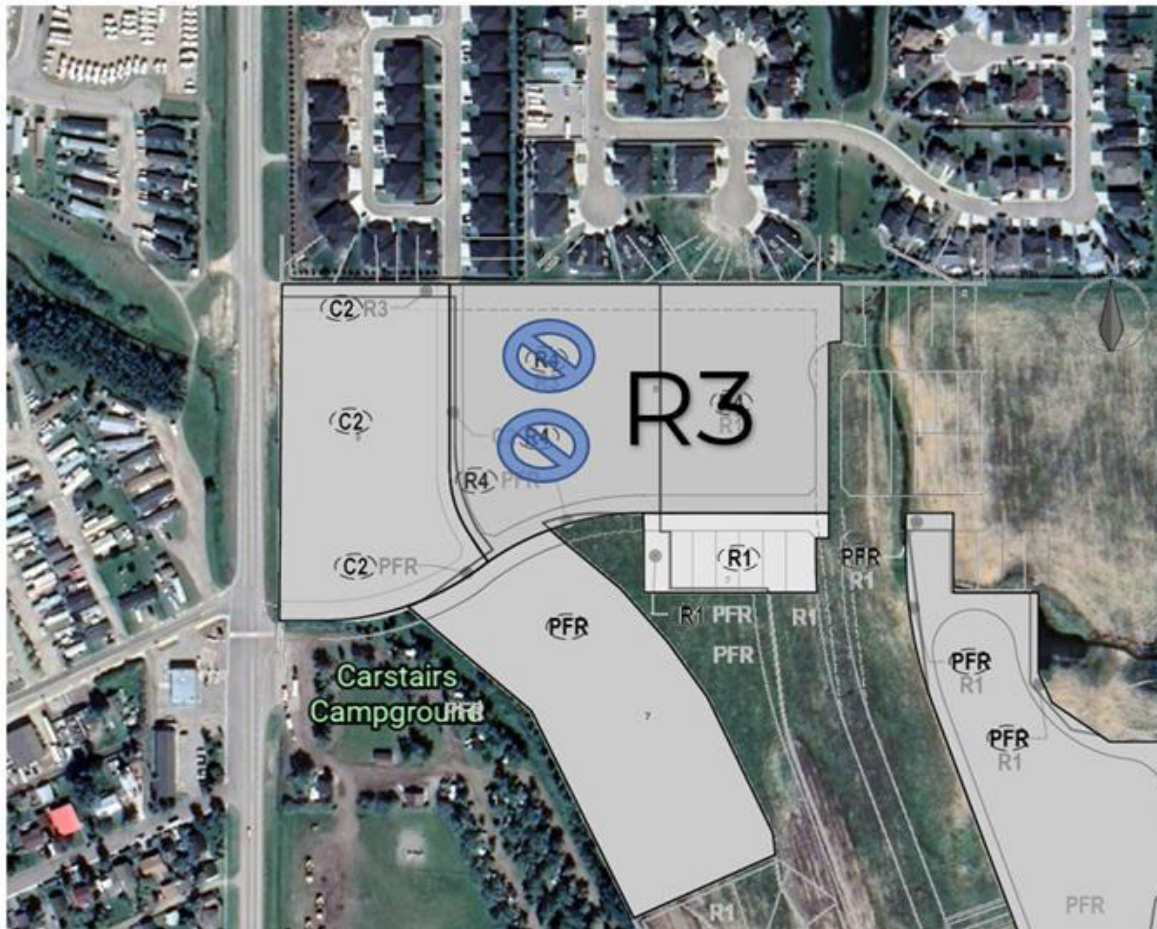
**From:** Becky Soby [mailto:BSoby@urbansystems.ca]  
**Sent:** July 30, 2020 2:52 PM  
**To:**   
**Cc:** Carl McDonnell  
**Subject:** RE: Mandalay Estates communication questions

Good afternoon,

Thank you for reaching out with your questions and comments regarding the Mandalay Estates Phase 1 redesignation. Since your email response was received, the applicant has made a change to the application. Please note, the applicant is no longer seeking to redesignate to High Density Residential-Multi-Dwelling District (R4). The applicant would like to keep the already designated Medium Density Residential - Attached Dwelling District (R3), and the application will seek to redesignate the portion of Low Density Residential - Single Detached District (R1) east of the existing R3, to R3 (please see image below to help describe this change).



Map for Reference only



An updated circulation package with additional clarifying information on the application process, and maps, will be sent to you via mail as soon as possible to ensure you have the most up to date details on this application. At this time, I will be available to answer any questions that you may still have regarding the land use changes. The deadline to submit a response regarding the newly updated application information will remain as August 13<sup>th</sup>, 2020.

Thank you,

**BECKY SOBY**

Planner | [urbansystems.ca](http://urbansystems.ca)

t 403-291-1193 x4361 | c 403-650-6605

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**From:** [REDACTED]  
**Sent:** July 23, 2020 1:46 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Subject:** Mandalay Estates communication questions  
**Importance:** High

CAUTION: External Email

Dear Ms. Soby:

We recently received a letter concerning this project, however, like most of my neighbours, we don't really understand its purpose or what it is trying to communicate!

Apparently you are seeking a land use redesignation in accordance with the Area Structure Plan. Please explain what is this redesignation? There is a map with coloured areas, but no legend as to what these codes mean or what is different from the original plan previously communicated at the town office. *Please explain the codes and what has changed.*

We see my property has a red star on it. *Please explain the meaning of the star.*

We see the road between C2 & R4 stops at our neighbourhood. *Is this road no longer going to proceed further north now?* I would agree that the plan to extend this road was ill conceived as this road is VERY narrow.

In general, we find this communication to be of little value as it does not even vaguely communicate what appears to be a change, but does appear to be an effort to make an uncontrolled change without the input of those affected.

We look forward to receiving further information in a timely manner.

Sincerely,

A large black rectangular redaction box covering the signature area.

**Becky Soby**

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**From:** [REDACTED]  
**Sent:** August 12, 2020 1:19 PM  
**To:** carlm@carstairs.ca; Becky Soby; robm@carstairs.ca; lancec@carstairs.ca;  
Transportation.minister@gov.ab.ca  
**Subject:** Re: File LUR 2020-03 Proposed Changes to Mandalay Bay Development Carstairs AB

CAUTION: External Email.

Good Afternoon,

Please be advised of my objection to the proposed changes to the above referenced land use file based on the following:

1. Increased traffic through this neighborhood constitutes a safety risk for residents because of narrow roadways and lack of sidewalks.
2. On street parking (or lack thereof) will make this situation even more dangerous.
3. The redesignation is contrary to what was proposed in the open house in fall of 2018 and in all likelihood will devalue my property value. .

Thank you,

[REDACTED]



Becky Soby ,Planner  
Urban Systems Ltd  
By e mail to [bsoby@urbanststems.ca](mailto:bsoby@urbanststems.ca)

August 12 ,2020

Dear Becky,

Re: File No. LUR 2020-03  
Mandalay Estates Phase 1 Amendment Land Use Redesignation Application

Thank you for your letters of July 14 and July 31 ,2020 regarding the above redesignation application to amend the R4 High Density Residential Multi Dwelling to R3 Medium Density Residential Attached Dwelling District and one Lot at R1 Low Density Residential Single Detached District.

I have no objections to the amendment and redesignations as proposed as this amendment will be more in keeping with the existing + 55 and +50 adjacent residential development and the R1 Single Detached Residential District at Stonebridge Estates.

I realize that the planning of the Mandalay Estates is well advanced and zoning designations underway but it would have been an advantage to both Stonebridge and future Mandalay residents to have provided a green buffer strip [ PFR ] along the common boundary instead of backing up against the existing fence. This PFR leavestrip could then match into the existing green Park Area/ Pond feature on Stonebridge Estates.

We have lived at No 766 Stonehaven Drive since moving to Carstairs in 2002 and are located adjacent to the Park Area, which is part of the storm water management control of the estate with an overflow pond at times of high rainfall and spring run off water.

The Park Area is the only open space on the estate for walkers and children to run around and with the watercourse drainage channel along the south property boundary it has become vegetated and a natural wildlife habitat for many species of birds and ideal nesting habitat.

I commend Mandalay for the large PFR areas as shown on the layout and with ponds incorporated into the areas to provide site drainage due to the high ground water table.

It would perhaps be advantageous to all the residents of both estates to link the Mandalay PFR area with the Stonebridge Park Area and provide a natural green vegetated area and extend the wildlife habitat at the same time as providing a walking and children play area.

Another advantage of linking the Estates is by providing a walking /cycling path to the Hugh Sutherland High School a distance of 800 metres which would eliminate the need for a school bus pick up stop on the Estate to the HSHS and also avoid traffic on Highway 2A.

One of the downsides of the development and un connected to the Land Use Redesignation of 5.46 ha is that the whole property of 52 ha has been stripped of topsoil and left as a construction site devoid of any greenery with the land remaining in a barren state for many years to come as development proceeds in stages depending on the economy.

As an Engineer I understand the cost savings in clearing the whole site while the equipment is on site but perhaps if the areas not under immediate development were grassed by hydro seeding it would prevent blowing dust and be a more pleasing effect to the neighbourhood than a barren landscape.

Thank you for the opportunity to comment on the re zoning amendment and redesignations and wish the project well in these difficult times.



Carstairs

cc Town of Carstairs ,Carl McDonnell C.A.O. ✓

**Becky Soby**

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**From:** [REDACTED]  
**Sent:** August 11, 2020 12:49 PM  
**To:** Becky Soby  
**Cc:** transportation.minister@gov.ab.ca; lancec@carstairs.ca; rickb@carstairs.ca; carlm@carstairs.ca; robm@carstairs.ca; deana@carstairs.ca; alg@carstairs.ca; bobg@carstairs.ca; martyr@carstairs.ca; shannonw@carstairs.ca  
**Subject:** File LUR 2020-03 Mandalay Development Phase 1

■ CAUTION: External Email. ■

We are writing this letter of opposition to the proposal to tie in Stone Garden Dr. to Mandalay Blvd. to become a north/south connector road.

The villa development along Stone Garden Dr. and Stone Garden Cr. is currently a quiet, low density traffic community where residents and visitors frequently walk with children, grandchildren and pets without the safety concerns of high volume traffic.

Stone Garden was designed and built as a condo/villa community and as such Stone Garden Dr. designed and constructed for low density traffic without sidewalks. The proposed Mandalay development will certainly have a higher traffic flow with the commercial area and the proposed R3 zoning adjacent to the Stone Garden villas.

If Stone Garden were to become a connector road to Mandalay Blvd. access and egress from garages and parking for owners and guests would be adversely affected.

The safety of residents, pedestrians and drivers will be a concern to the community.

This would certainly change the status of Stone Garden Dr. of being a 'complete street' as a safe public right-of-way as per reference within the Alberta Government Development Guide Book.

We expect your consideration and action to consider the ongoing safety of our proud community and Town.

[REDACTED]

Sent from my iPad

**Becky Soby**

---

**From:**

[REDACTED] 11, 2020 11:35 AM

**To:**

carlm@carstairs.ca; Becky Soby

**Subject:**

File # LUR 2020-03 - Mandalay Estates Phase 1 Land Use Redesignation Application

**CAUTION: External Email.**

Becky Soby & Carl McDonnell

My wife, Wendy Thiessen, and I reside at #15 Stone Garden Crescent. We are sending this email to register our opposition to this application.

Even though we did not receive a notification of this proposal given the location of our home, we appreciate the opportunity to provide our feedback.

Our concerns regarding this re-designation application are outlined here.

Re-designating the property at the north boundary of Mandalay Estates proposed development to R4 would result in higher population density in this portion of the development. With higher population density, traffic access becomes a significant concern. If opening the south end of Stone Garden Drive is a possible response to this traffic access concern, then we are opposed.

Stone Garden Drive is a short roadway, without a sidewalk. Pedestrians must therefore walk along the sides of the roadway. It is also the only roadway in the Stone Garden community that allows for street parking. It is not wide enough to accommodate a future sidewalk while also allowing for sufficient parking. Should the application to re-designate this land to R4 result in increased traffic along Stone Garden Drive, this would cause a significant safety risk for both pedestrian and vehicular traffic.

Respectfully submitted for consideration.

[REDACTED]

[REDACTED]

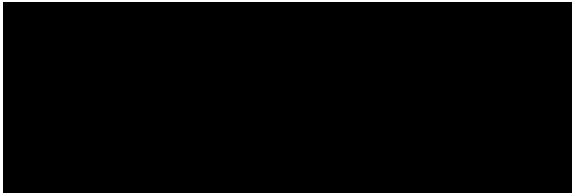
**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 11, 2020 12:31 AM  
**To:** Becky Soby  
**Subject:** Stone Garden Drive area concerns - File LUR 2020-03

CAUTION: External Email.

We wish to join along with our neighbors in raising objections to the re-designation of plans within Mandalay Estates to R3 adjacent to our properties. These concerns include the opening of Stone Garden Drive for traffic from two large subdivisions (Mandalay and Stonehaven) in accessing businesses and Hwy 2A. We remind you that there are no sidewalks and no safety shoulder on the fenced side of the road for anyone walking to avoid traffic.





**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 10, 2020 2:55 PM  
**To:** Becky Soby; carlm@carstairs.ca; transportation.minister@gov.ab.ca  
**Cc:** [REDACTED]  
**Subject:** Opposition to R4 Designation/ Mandalay Estates Development, File LUR2020-03

■ CAUTION: External Email. ■

Subject: Opposition to R4 Designation/ Mandalay Estates Development, Opposition to opening roadway on Stone Garden Drive to Mandalay Estates.

Myself (Dennis Schmick) and Rosaland Zatko strongly oppose the re-designation of the parcels of land directly south of Stone Garden Villas, from R3 to R4. If re-designated to R4 there is a good likelihood of apartment blocks being built directly behind us. Initially this part of the development was meant for an area such as ours or single-family housing.

We also oppose the opening of Stone Garden Drive to Mandalay Blvd.

Our concern initially and still is the effect this will have on Stone Garden Drive. As the area immediately adjacent to the south will be light commercial and medium density housing, we can expect higher traffic volumes. This road is the only place, we and our guests can park. Will parking allowed once the development is operational? Will it be safe to park and walk along the road? Without sidewalks and a narrow road, we believe this will be detrimental to our community. Higher traffic volumes will make it unsafe for us and others using our area.

Please consider a gated road if you plan on opening up the fence. This way emergency vehicles still have access to the community.

Thank you;

[REDACTED]

Carstairs Ab.

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 10, 2020 12:32 PM  
**To:** Carlm@carstairs.ca; Becky Soby  
**Subject:** Re: Mandalay Estates Development File #2020-03

CAUTION: External Email.

This letter is to relay our concerns regarding the application for changes of designation to the original development proposal set out by Mandalay Estates. Primarily our concerns are the possible effects of extending Stone Garden Drive into Mandalay Estates. Information you have on file will show the restrictive nature of Stone Garden Drive due to width of the street and the fact that there is no side walks. Your departments originally accepted these dimensions and issued development permits before construction began in Stone Garden Villas. Stone Garden Drive suits the area now, including local vehicle and pedestrian traffic. Any extension into Mandalay Estates will create increased flow of traffic which in turn will greatly increase safety issues regarding pedestrian traffic as well as creating street parking problems along Stone Garden Drive. We would be in favor of having Stone Garden Villas made into a Gated Community. Thank you for your attention to this matter. [REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 9, 2020 12:46 PM  
**To:** Becky Soby  
**Subject:** Objection to zoning change as per file LUR 2020-03

CAUTION: External Email.

[REDACTED]

We object to the Zoning change proposed in LUR 2020-03

If the area is designated as R4 it is highly likely that it would be used to construct apartment blocks. If this happens the auto traffic on Stone Garden Drive will increase. This is a narrow street that cannot handle increase traffic flow combined with on street parking with no sidewalks. We are also concerned that the proposed change was left until almost all of our complex was occupied, this means anyone that checked zoning and future developments would not have been made aware of the potential impact on their purchases.

Regards

**Becky Soby**

---

**From:** [REDACTED]  
August 8, 2020 3:06 PM  
**To:** Becky Soby  
**Subject:** File: LUR 2020-03

CAUTION: External Email.

Hi Becky,

We have been told that the transportation department insists the road be opened on Stone Garden Drive to link to the new community being build beside us. We would like to propose that a crash gate in installed instead, that would meet the stated need while maintaining our little gated community as it could be opened if an emergency occurred. We have a small little village of people living in this 50+ villa and our streets are very narrow as it is. As there is no parking on Stone Garden Crescent, our guests must park on Stone Garden Drive and we have no sidewalks. This is okay right now as where we are gated, there is not as much traffic, so it is safe to walk (most of us are seniors and some need walkers/canes). We all drive with this in mind, but if Stone Garden Drive is opened up and there is a ton of extra traffic, it will not be the safe little haven that we have now.

We knew when we purchased our house here that there was going to be a development of about 400 houses and we are okay with that, but we did not realize that we would lose our gated community, which is why we purchased here. We love our community and do not want to lose the security that we have here now. This is the best place that we have ever lived and we feel that this neighbourhood is so special.

Please review this case, and find a solution where we can keep our little village secure. An example of this would be to relocate the seniors building to the south of us instead of row housing, and then the gate would not have to be opened permanently.

Thank you so much for your consideration, it is appreciated.

Sincerely,

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 10, 2020 8:31 AM  
**To:** Becky Soby  
**Subject:** Re: File# LUR 2020-03 - Notice of Objection

**CAUTION: External Email.**

Becky, thanks for the response. I also want to include that we are opposed to any row housing going in at the proposed location. Please include that as well in the application review.  
Thanks,  
[REDACTED]

---

**From:** "bsoby" <BSoby@urbansystems.ca>  
**To:** [REDACTED] "lancec" <lancec@carstairs.ca>, "robm" <robm@carstairs.ca>, "CarlM" <CarlM@carstairs.ca>  
**Sent:** Monday, August 10, 2020 8:19:16 AM  
**Subject:** RE: File# LUR 2020-03 - Notice of Objection

Good morning [REDACTED],

Thank you for taking the time to reach out with your comments and concerns regarding the Mandalay Estates Phase 1 Land Use Redesignation application. These comments will be included with the application review to Council.

Thank you,

**BECKY SOBY, BA** Planner



101- 134 11<sup>th</sup> Avenue SE | Calgary, AB T2G 0X5  
t 403-291-1193 x4361 | c 403-650-6605  
w [urbansystems.ca](http://urbansystems.ca)



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**From:** [REDACTED]  
**Sent:** August 6, 2020 1:04 PM  
**To:** lancec@carstairs.ca; robm@carstairs.ca; CarlM@carstairs.ca; Becky Soby <BSoby@urbansystems.ca>  
**Subject:** File# LUR 2020-03 - Notice of Objection

**CAUTION: External Email.**

Good Afternoon,

Please see the attached Notice of Objection Letter regarding Mandalay Estate Development - File No. LUR 2020-03

Thank-you,  
[REDACTED]



August 06, 2020

**Attention:**

Lance Colby - Mayor, Town of Carstairs  
Rob McKay - Planning and Development, Town of Carstairs  
Carl McDonnell – CAO, Town of Carstairs  
Becky Soby – Planner with Urban Systems

**RE: Notice of Objection – Mandalay Estates Development**

**File No. LUR 2020-03**

We are writing this letter to address our strong opposition to the proposed re-zoning that will affect our Community here at Stone Garden Villas and the Stone Garden Drive access to Mandalay Estates Development.

Listed below are the main reasons for the objection:

- 1.) Stone Garden Drive does not have the ability to service the infrastructure as proposed, the street is very narrow, nor are there any sidewalks (where are visitors supposed to park, no room for service units coming in and parking on the street to do repairs on the existing homes. It already at times becomes very congested. Also, this community has a large number of people who walk on a daily basis, where do we walk where it is safe to get to a walking trail).
- 2.) Property values will plummet due to the high volume of traffic.
- 3.) Crime rate will go up as there will be undesirables' coming through the neighbourhood, whether it be on foot or in a vehicle. As it is now we have only one way in and out which makes it much easier to monitor. As homeowners we have been able to monitor a lot of these ourselves.
- 4.) Traffic noise, we purchased here due to the fact that it is a small quiet development.
- 5.) Should this development go forward through Stone Garden Drive, lights will be required to be installed for access in and out at the intersection of Highway 2A and Stonehaven Drive. Who will pay for this?

In closing, we would hope that all of the above is seriously considered before making any such approvals for the Mandalay Estates Development.



To:

Becky Soby, Urban Systems  
Carl McDonnell  
Rob McKay  
Mayor Lance Colby  
Hon. Ric McIver

Re: Mandalay Estates Development

We are writing in regards to the infrastructure for the development of Mandalay Blvd and Stone Garden in Carstairs, Alberta.

Our concerns are with the proposed intent to have road access into our development.

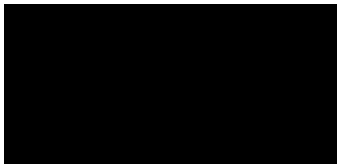
Road is not wide enough to maintain two-way traffic.

There are no sidewalks for pedestrians. You will have safety concerns of children walking or riding bikes on a road that isn't wide enough to accommodate this traffic.

Having a crash gate would meet the Tri Services need to enter the community if an extreme emergency occurred. Tri Service will also have access to the 2A highway.

Regarding the zoning changes, it would make sense to relocate the senior's facilities to the north part of the development behind the gate of Stone Garden Bungalow Villas.

Please take into consideration these recommendations.



**Becky Soby**

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**From:** [REDACTED]  
August 9, 2020 6:55 PM  
**To:** Becky Soby  
**Subject:** Opposition to R4 Designation/ Mandalay Estates Development

CAUTION: External Email.

To whom it may concern.

I am opposed to these recent changes. Our community here in Stone Garden is quiet and has a feeling of safeness around the streets. The changes that are being proposed will put more traffic on the street and will make it unsafe for the people here that go for daily walks. I am a new resident to Carstairs and purposely chose this community due to the enclosed environment. As it is right now everyone knows each other and we look out for each other. If the road is opened up then the close knit feeling will be lost.

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 7, 2020 11:26 AM  
**To:** Becky Soby  
**Cc:** carlm@carstairs.ca; Rob McKay; lancec@carstairs.ca  
**Subject:** mandalay estates

■ CAUTION: External Email. ■

Good Morning

We are writing with regards to file LUR 2020-03 Mandalay Estates. We moved into this neighborhood with the aspirations of it being single family homes and villa style as well. Now they are wanting to change the zoning witch back in 2018 at the town hall meeting that it would be mirroring our development. We live at 38 Stone Garden Crescent so the development is directly behind us. We would have thought that everything was approved back in 2018 witch we welcomed the new neighborhood. Why now is this rezoning happening we do not believe that it is in best interest of our community but to appease the developer and it should not happen.

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 7, 2020 4:15 PM  
**To:** robm@carstairs.ca; carlm@carstairs.ca; lancec@carstairs.ca; Becky Soby;  
Transportation.minister@gov.ab.ca  
**Subject:** Mandalay Estates in Carstairs, AB Reference LUR 2020-03

CAUTION: External Email.

By way of this email, I wish to make known my objection to the rezoning of the land for the proposed Mandalay Estates development in Carstairs, Alberta.

As an owner in Stone Garden Villas, the *increased traffic will be a serious detriment to my property value and traffic safety within the area,*

*I appreciate you taking my concerns into consideration.*

*Thank you\*

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 6, 2020 7:19 PM  
**To:** Becky Soby  
**Subject:** Fwd: FILE LUR 2020-03 Mandalay Estates Development

**CAUTION: External Email.**

Forwarding copy of letter sent to Minister of Transportation, due to an error in original email address.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** August 6, 2020 at 6:05:16 PM MDT  
**To:** transportation.minister@gov.ab.ca  
**Cc:** carlm@carstairs.ca, lancec@carstairs.ca, rickb@carstairs.ca, deana@carstairs.ca, alg@carstairs.ca, bobg@carstairs.ca, martyr@carstairs.ca, shannonw@carstairs.ca, BSoby@urbsnsystems.ca, robm@cartstairs.ca  
**Subject:** FILE LUR 2020-03 Mandalay Estates Development

ATTENTION: Rick McIvor, Minister Of Transportation

We are Carstairs home owners/residents on Stone Garden Drive. It has been brought to our attention that there is a plan to connect Stone Garden Drive through to the streets in the new Mandalay Estates Development.

We would like to object to this plan. Connecting our development to the Mandalay development would result in higher traffic volumes that could have a negative effect on our property value. Our street is quite narrow without sidewalks. We have quite a bit of foot traffic with seniors walking, small pet owners walking several times a day, grandchildren of owners walking and biking, as well as our local vehicle traffic. We are hoping you can find a better solution for traffic in the Mandalay development where they can access the highway more directly rather than using our one way street. Perhaps a crash gate connection for emergency vehicles would be a better solution.

Thank you for your consideration.

[REDACTED]

Sent from my iPad

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 6, 2020 8:55 AM  
**To:** Becky Soby; carlm@carstairs.ca; robm@carstairs.ca; lancec@carstairs.ca  
**Subject:** Mandalay Estates Development - file # LUR 2020-03

CAUTION: External Email.

Good Day,

Please accept this email as our written opposition to the proposed changes to the Mandalay Estates plan.

We purchased our forever home 4 years ago, with the understanding that the land to the south of us would eventually be developed and was zoned for the same type of single family housing as we had purchased.

If the proposed changes go thru it will create a hazardous traffic pattern not only for the residents of Stone Garden, but also anyone using our main Drive. There are no sidewalks for safe walking, parking on the street for our residents and guests would contribute to the hazard with increased vehicle and foot traffic. Parking is already prohibited on the Crescent, so the Drive is the only place for extra parking for our residents.

As it is now, our area is seen as a safe place for people in neighbouring communities to walk dogs and have kids on their bikes. We expect that to increase as Mandalay is developed but the proposed changes will increase that exponentially, creating an unsafe environment. We are a community with aged residents and our safety is our main priority.

We hope that you consider all our concerns when reviewing the proposed changes.

Regards,

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
August 5, 2020 7:12 PM  
**To:** Becky Soby  
**Cc:** carlm@carstairs.ca; robm@carstairs.ca; lancec@carstairs.ca  
**Subject:** Mandalay Estates Development File LUR2020-03

**CAUTION: External Email.**

To whom it may concern:

I am including with this email the reasons for our objections to the above road. First of all when we purchased our retirement home it was mainly because it was not a drive thru road so it would keep traffic to a minimum since there are no sidewalks here and only parking for any guests would have to be along Stone Garden Drive. None of us were ever informed that this was possible in the future and am disappointed that we have purchased a 50+ retirement home in a quiet area which will be ruined by this street. It will no longer be safe for residents to walk along this road with higher traffic volume since there are no sidewalks. We have residents here whom walk with the assistance of walkers making it difficult to watch out for extra traffic. All of the residents watch out for these residents where we will all be before too many years down the road.

To the Town of Carstairs employees why can a sign not be put at the entrance at the north end of Stone Garden Drive simply advising that there is "**NO THRU TRAFFIC**" like in so many other communities that do not want unwanted traffic in the designated area. We are not objecting to the development just to a thru street which goes right down the middle of our area and will ruin the idea of a retirement community.

Apparently this plan was in the works when we purchased homes in this area and am wondering why we were not advised of the plan. We are one homeowner who would not have purchased here if we had known prior to purchase. This is a huge disappointment. Perhaps the developer would like to purchase the homes from those of us who want to sell now then they can do what they want since I presume we have no say anyway.

[REDACTED]

**Becky Soby**

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**From:** [REDACTED]  
**Sent:** August 6, 2020 6:05 PM  
**To:** Becky Soby; carlm@carstairs.ca; robm@carstairs.ca; lancec@carstairs.ca; rickb@carstairs.ca; alg@carstairs.ca; shannonw@carstairs.ca; martyr@carstairs.ca; deana@carstairs.ca; corrinewf@carstairs.ca  
**Subject:** FW: Mandalay Estates Development

**CAUTION: External Email.**

Letter of objection regarding File # LUR2020-03

I am using this chain of information as I will not be retyping all of this info!

Both Ed Giesbrecht and Betty Daly of 808 Stone Garden Drive are very concerned about the direction the Town of Carstairs is handling the Mandalay Estates Development.

When we looked into relocating from Calgary, we visited many different towns and villages around Alberta and investigated each deeply. We were disillusioned with the idiotic City Council of Calgary and their Mayor! We subsequently ended up here as it appeared the Town and Council was well grounded and made good judgement calls with town Developments.

The research reflected the below and purchased Sept 2017. At that time all seemed well. Now, current information from below states that Stone Garden Drive will be a major road with no parking, no sidewalks? This is NOT what we signed up for! As it is an 50 + community A) heavy traffic, B) no street parking and C) no sidewalks are NOT a good thing for Seniors or children! Did I mention that children like to use our community roadways to ride bikes / skateboard, etc as there is almost NO traffic and they can feel safe here?

I will be in contact with transportation Minister Rick McIver regarding the street requirements and what really can be done to alter some of the poor judgement calls regarding the street. Had there been originally a side walk, and designated a main road, we wouldn't be having these discussions!

Info as relayed to me:

We have been in contact with Becky Soby at Urban Systems regarding the changes being made to the plans for Mandalay Estates to the south of our area. The west part up to Stone Garden Drive will remain light commercial (C2). They have made minor adjustments to the area to coincide with roads etc. From Stone Garden Drive east, the original plan called for R3 and then R1, which would take it up to the green space in Stonehaven. We received notice that they wanted to change the R3 and R1 to R4 and now have decided to apply for both areas to be R3. It should be noted that our area as well as the area to the east is also rated R3. However, R3 can include four plexes, six plexes and row housing. At the open house in fall of 2018, they mentioned that they wanted it to mirror our developments. That may or may not still be the case.

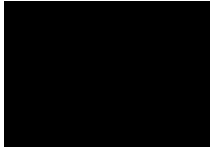
I questioned them about the access point of Stone Garden Drive and received this reply:

"Stone Garden Drive will be tied into and become a north/south road from Stone Haven Dr. to Mandalay Blvd to the south. The infrastructure for Stone Garden was built with the intent of it being a condo site with private roads. This proposal was later changed to become a plus 50 community. Your concerns regarding the road access will be noted as part of this application review."

Our concern initially and still is the effect this will have on traffic on Stone Garden Drive. As the area immediately adjacent to the south

will be light commercial and medium density housing, we can expect higher traffic volumes. This road is the only place for our guests to park. Will parking be allowed once the development is operational? Will it be safe to park and walk along the road? Without sidewalks and a narrow road, we believe that this will be detrimental to our community. Supposedly Alberta Transportation Department deems the road must be there!

Objections to this proposal need to be filed before August 13. This is file LUR 2020-03. Please reference this number and development name in communication with Urban Systems and Town of Carstairs



**Becky Soby**

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**From:** [REDACTED]  
**Sent:** August 5, 2020 9:23 AM  
**To:** Becky Soby  
**Cc:** [REDACTED]  
**Subject:** File No. LUR2020-03 - Mandalay Estates Phase 1 Land Use Redesignation Application

■ CAUTION: External Email. ■

Dear Ms. Soby,

We are responding to your recent redesignation application.

We are NOT in favour of R3 lands adjacent to our property changing to R4; however, we understand this has already changed back to R3 in the revised application as per your email dated July 30, 2020 to Colin Henderson. We look forward to seeing the new (old) plan arrive by mail, as we could not open the attachment that was sent.

We are definitely in favour of R3 designation, specifically for 50+ housing as permitted under R3 rules, similar to the Villas at Stonebridge Glen where we live. This is what we believed the area structure plan had approved when we purchased our property. Single story villa type buildings would be a complement to our existing neighbourhood, and would not be a detriment to maintaining our property value.

We look forward to a 15 meter greenway (the storm water line easement?) between our back fence and the Mandalay Estates property line. We would also appreciate seeing easy to maintain shrubs, trees, berms and natural elements as part of this plan. There are currently some large rocks behind our section of the fence which would look great integrated into a treed area. A plan that would incorporate some much needed green into this space, provide some shade, screening, and other environmental benefits would be terrific. We also are interested in exploring an east-west walking path in this area, connecting us to another path going north-south. It would be great to be safely connected to another neighbourhood! We both volunteer to work with the developer and the Town of Carstairs regarding this area if there is an opportunity for community involvement.

Thank you for your consideration. We will be in attendance at the public hearing.

Best regards,

[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 12, 2020 7:59 PM  
**To:** Becky Soby  
**Subject:** Mandalay Estates Plan- file LUR 2020-03  
**Attachments:** image002.emz; image010.emz  
**Importance:** High

CAUTION: External Email.

Becky:

I sent this email out yesterday evening, but just realized that it bounced back from your email address for some reason, so I am sending it again and sincerely hope it makes it in time for consideration!

We would like to add our voice to those vehemently opposed to the restructuring plan recently communicated to us for this project!

Our primary concern is the plan to connect Stone Garden Drive to Mandalay Blvd. Stone Garden Drive is 34' wide including both gutters at 1'7" each. As parking is not permitted on Stone Garden Crescent, vehicles often park on Stone Garden Drive at the back of the homes. If two vehicles are parked on either side of Stone Garden Drive, which is a common situation that can be narrowed even further by parked RV's in the summer and unplowed snow in winter, the width of the road is reduced by ~15' (I measured the width of my smaller Honda truck at 7'6" from mirror to mirror X 2), leaving the available road width at 19' - counting the gutters. By opening this road to additional vehicular and pedestrian traffic the risk to pedestrians and parked vehicles is significantly higher due to increased frequency; bearing in mind that Stone Garden Crescent does not have sidewalks!

Although I am unsure what specific guideline municipalities use to size residential streets, my brief research identified the Alberta Transportation's Highway Geometric Guide (APR2018) Table A-2-3-2a, New Roadway Functional Characteristics states the width of an Urban Local Undivided New Roadway at 50-72' which is MUCH narrower than what is available on Stone Garden Drive without any obstructions!

In addition to our concern for the roadway access, we also have grave concerns over the plan for dense housing to be built adjacent to Stone Garden. This is basically a retirement community and the problems which will occur with denser neighbourhoods will lead to the inevitable loss of our property values and our quality of life

We beseech the town employees responsible for the approval of this plan and the developer to reconsider the designations for this project. This is our retirement home, and we bought here because we loved the concept of "An Authentic Small Town", however, if Carstairs allows development that grossly interferes with the peace and enjoyment of its current citizens in order to simply attract new residents, then we will see yet another small Alberta town degraded through uncontrolled and ill planned growth. Please don't let this happen!

Sincerely,

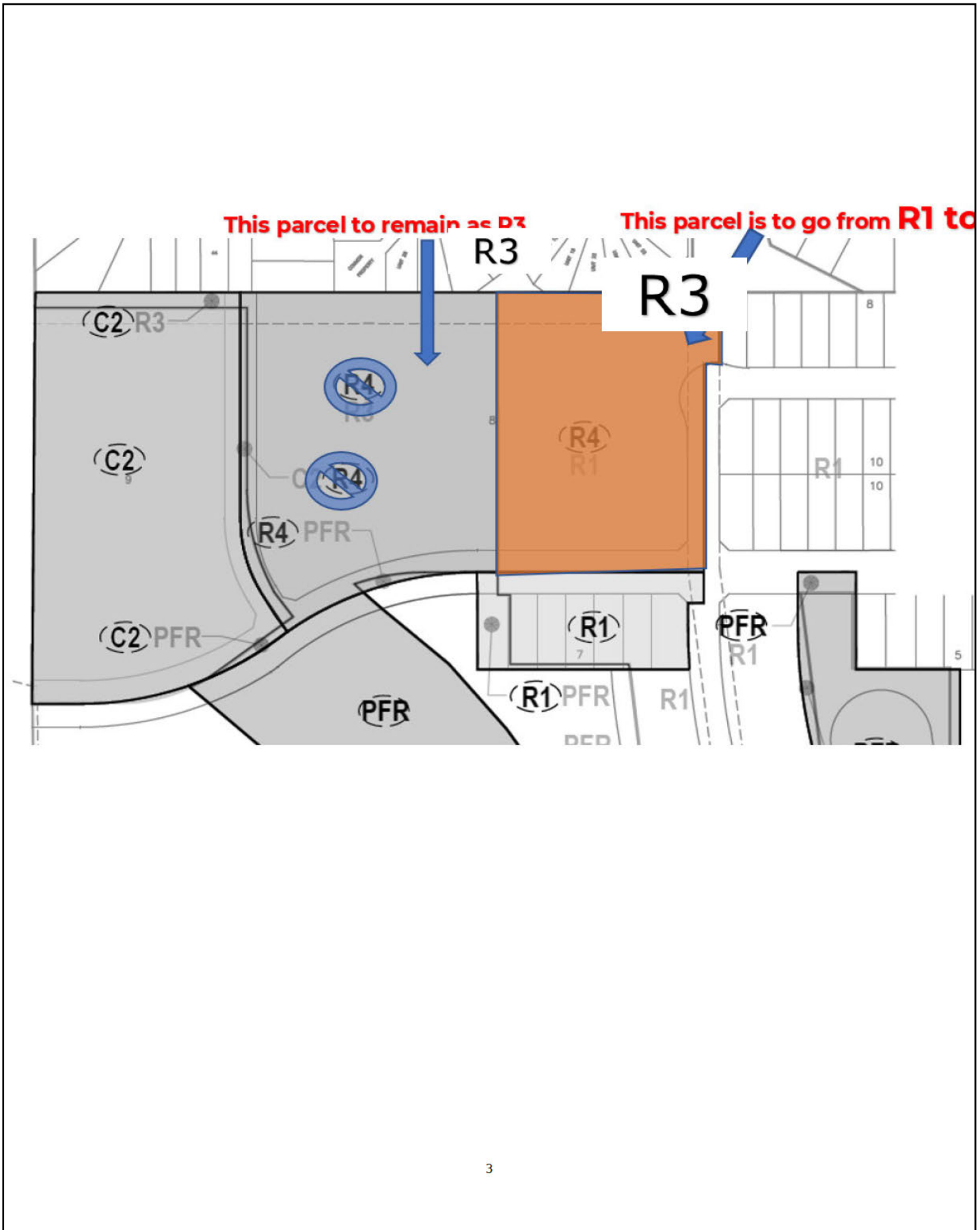
[Redacted signature]

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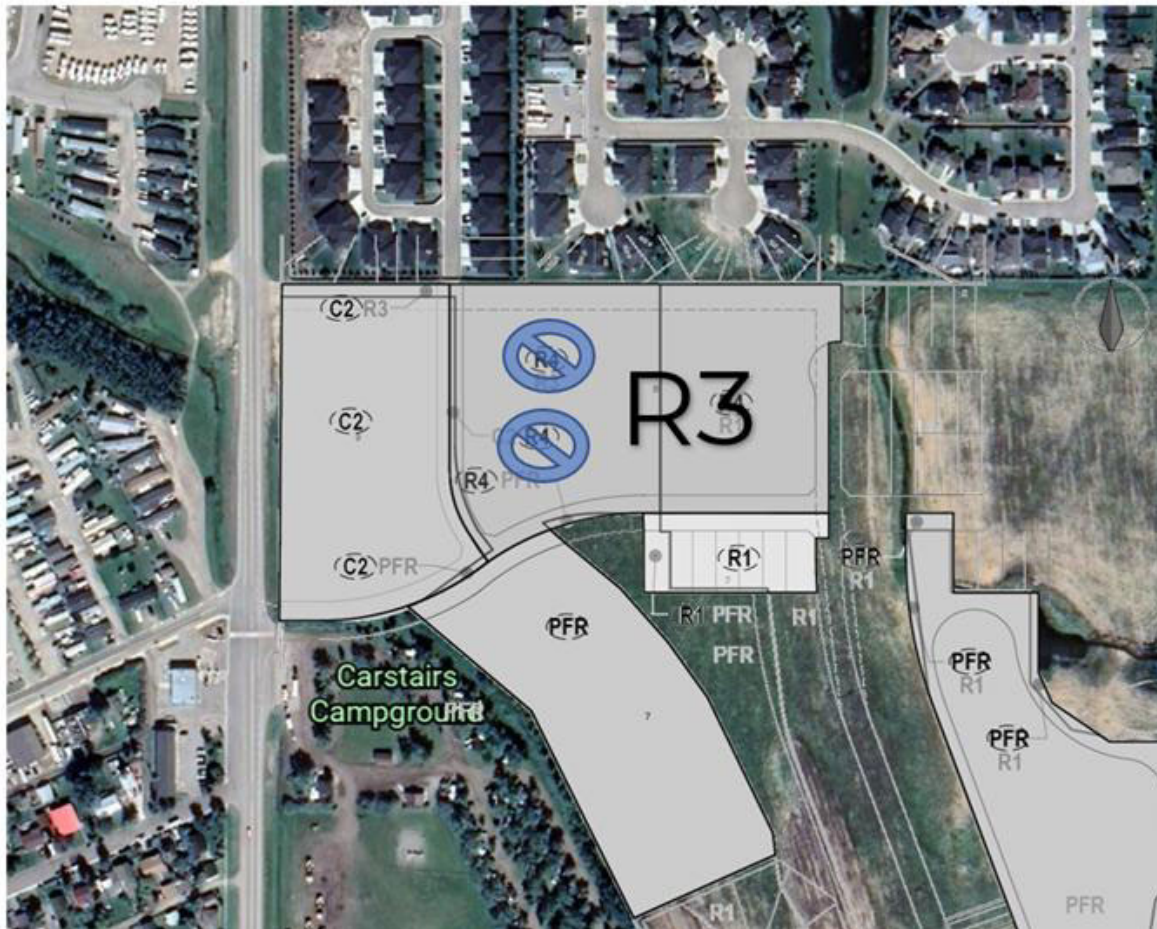
**From:** Becky Soby [mailto:BSoby@urbansystems.ca]  
**Sent:** July 30, 2020 2:52 PM  
**To:** [Redacted]  
**Cc:** Carl McDonnell  
**Subject:** RE: Mandalay Estates communication questions

Good afternoon,

Thank you for reaching out with your questions and comments regarding the Mandalay Estates Phase 1 redesignation. Since your email response was received, the applicant has made a change to the application. Please note, the applicant is no longer seeking to redesignate to High Density Residential-Multi-Dwelling District (R4). The applicant would like to keep the already designated Medium Density Residential - Attached Dwelling District (R3), and the application will seek to redesignate the portion of Low Density Residential - Single Detached District (R1) east of the existing R3, to R3 (please see image below to help describe this change).



Map for Reference only



An updated circulation package with additional clarifying information on the application process, and maps, will be sent to you via mail as soon as possible to ensure you have the most up to date details on this application. At this time, I will be available to answer any questions that you may still have regarding the land use changes. The deadline to submit a response regarding the newly updated application information will remain as August 13<sup>th</sup>, 2020.

Thank you,

**BECKY SOBY**

Planner | [urbansystems.ca](http://urbansystems.ca)

t 403-291-1193 x4361 | c 403-650-6605

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**From:** [REDACTED]  
**Sent:** July 23, 2020 1:46 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Subject:** Mandalay Estates communication questions  
**Importance:** High

CAUTION: External Email

Dear Ms. Soby:

We recently received a letter concerning this project, however, like most of my neighbours, we don't really understand its purpose or what it is trying to communicate!

Apparently you are seeking a land use redesignation in accordance with the Area Structure Plan. Please explain what is this redesignation? There is a map with coloured areas, but no legend as to what these codes mean or what is different from the original plan previously communicated at the town office. *Please explain the codes and what has changed.*

We see my property has a red star on it. *Please explain the meaning of the star.*

We see the road between C2 & R4 stops at our neighbourhood. *Is this road no longer going to proceed further north now?* I would agree that the plan to extend this road was ill conceived as this road is VERY narrow.

In general, we find this communication to be of little value as it does not even vaguely communicate what appears to be a change, but does appear to be an effort to make an uncontrolled change without the input of those affected.

We look forward to receiving further information in a timely manner.

Sincerely,

A large black rectangular redaction box covering the signature area.

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** July 30, 2020 4:06 PM  
**To:** Becky Soby  
**Cc:** carlm@carstairs.ca; [REDACTED]  
**Subject:** RE: Mandalay Estates Master Plan  
**Attachments:** image001.emz; image009.emz

**CAUTION: External Email.**

Thank you for this latest update, it appears that we are taking a step back in the right direction. If possible and as previously requested, please ensure that the upcoming package distribution noted includes a full description of what the town of Carstairs allows to be built in each designation, ie R1 to R3

[REDACTED]

*ALL, PLEASE CONTINUE TO PRACTICE DAY TO DAY SOCIAL DISTANCING, HAND WASHING, WORK SAFELY & STAY HEALTHY!*

[REDACTED]

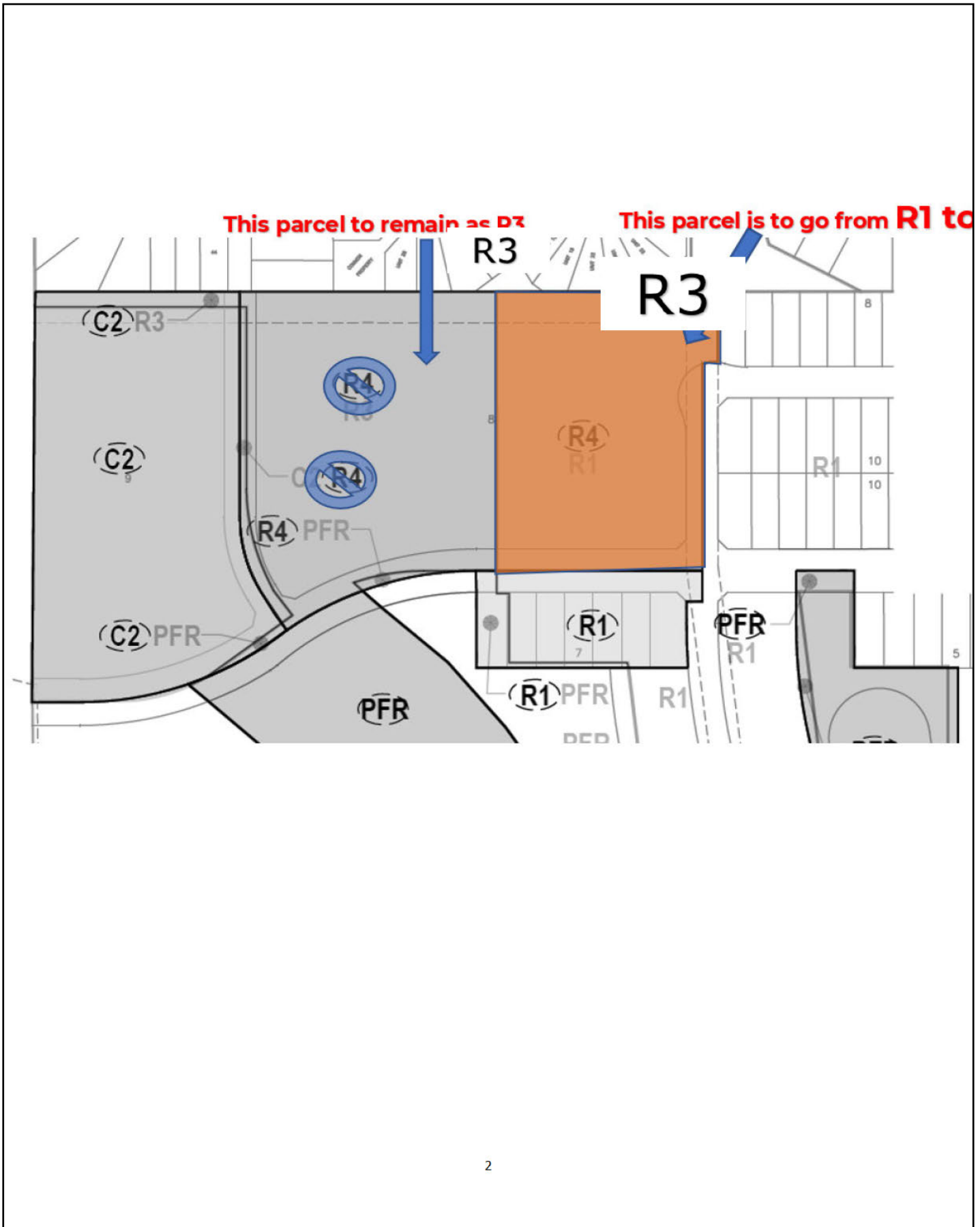
[LINKEDIN](#)

---

**From:** Becky Soby [mailto:BSoby@urbansystems.ca]  
**Sent:** Thursday, July 30, 2020 2:51 PM  
**To:** [REDACTED]  
**Cc:** 'carlm@carstairs.ca'; [REDACTED]  
**Subject:** RE: Mandalay Estates Master Plan

Good afternoon,

Thank you again for reaching out with your questions and comments regarding the Mandalay Estates Phase 1 redesignation. Since your email response was received, the applicant has made a change to the application. Please note, the applicant is no longer seeking to redesignate to High Density Residential-Multi-Dwelling District (R4). The applicant would like to keep the already designated Medium Density Residential - Attached Dwelling District (R3), and the application will seek to redesignate the portion of Low Density Residential - Single Detached District (R1) east of the existing R3, to R3 (please see image below to help describe this change).



Map for Reference only



An updated circulation package with additional clarifying information on the application process, and maps, will be sent to you via mail as soon as possible to ensure you have the most up to date details on this application. At this time, I will be available to answer any questions that you may still have regarding the land use changes. The deadline to submit a response regarding the newly updated application information will remain as August 13<sup>th</sup>, 2020.

Thank you,

**BECKY SOBY**

Planner | [urbansystems.ca](http://urbansystems.ca)

t 403-291-1193 x4361 | c 403-650-6605

---

**From:** Becky Soby

**Sent:** July 22, 2020 11:36 AM

**To:** [REDACTED]

**Cc:** [carlm@carstairs.ca](mailto:carlm@carstairs.ca); [REDACTED]

**Subject:** RE: Mandalay Estates Master Plan

Good morning [REDACTED],

Thank you for reaching out with questions relating to this land use redesignation application in Carstairs. Urban will review the comments/questions below and provide a response shortly afterwards.

Thank you,

**BECKY SOBY, BA** Planner



101- 134 11<sup>th</sup> Avenue SE | Calgary, AB T2G 0X5  
t 403-291-1193 x4361 | c 403-650-6605  
w [urbansystems.ca](http://urbansystems.ca)



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**From:** [REDACTED]  
**Sent:** July 17, 2020 7:33 PM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Cc:** [carlm@carstairs.ca](mailto:carlm@carstairs.ca); [REDACTED]  
**Subject:** FW: Mandalay Estates Master Plan

**CAUTION: External Email.**

Good evening,

Thank you for your letter and request for comments regarding Mandalay Estates Phase 1 Land Use **RE DESIGNATION** application in reference to File No **LUR 2020-03**

We see that responses are to be directed to **URBAN Systems**, however, as a villa owner within the Stonebridge community, we have copied our **Villa Condo Association President** as well as our **Town of Carstairs** representative as we have **previously communicated** with them regarding this development per the attached email string.

As a home owner adjacent this development, we have some very serious **concerns regarding this re designation** of the overall plan as submitted. First of all, the URBAN Systems letter was received after details were already published in the Mountain View and Town Council had commenced action on this latest **change in Redesignation**.

We note that the **Urban Systems** submitted documentation includes copies of a redacted application form with the handwritten part **totally illegible so we cannot comment on this document**. The Land Use plan attached is Coded with **R1, R4,C2 & PFR** designations however URBAN Systems has **not provided clarification** of what these designations represent in so far as type of construction this could apply to, so it is **very difficult to comment** as not enough clear information has been provided.

Please correct us if our assumptions are wrong, however from past experience, we **believe the R4 designation would allow multi storey developments?** We are very **puzzled and dismayed** by this as the **original plans had another designation** described and presented that was **completely different and much more acceptable** to ourselves as adjacent property owners.

**R4** development could substantially **adversely affect our views, daylight and subsequent shadow penetrations of our property** and be **totally out of architectural character norms already established & presented**. No mention of **set backs, height restrictions, green spaces, landscaping or pathways** governing this new re designation has been supplied

for proper evaluation and as such, we are **completely opposed to this Re Designation Application to allow the Revised R4 Designation** to proceed for those areas noted on the attached plan that share our south property line.

We look forward to your **full clarification** of what is being proposed for **REDISGNATION**. Thank you.

Sincere Regards,

[REDACTED]

*ALL, PLEASE CONTINUE TO PRACTICE DAY TO DAY SOCIAL DISTANCING, HAND WASHING, WORK SAFELY & STAY HEALTHY!*

[REDACTED]

LINKEDIN

---

**From:** [REDACTED]  
**Sent:** Monday, October 28, 2019 1:13 PM  
**To:** Carl McDonnell  
**Cc:** [REDACTED]  
**Subject:** Re: Mandalay Estates Master Plan

Carl, thank you for the prompt follow up and acknowledgement of our concerns and/or suggestions. We look forward to further updates and opportunity to continue the dialogue.

[REDACTED]

[REDACTED]

[REDACTED]

LinkedIn

Sent from my iPhone

On Oct 28, 2019, at 12:00 PM, Carl McDonnell <[carlm@carstairs.ca](mailto:carlm@carstairs.ca)> wrote:

Good Morning Colin and Joanne,  
I met with the Developers on Friday to discuss the subdivision. They are currently about twenty days behind schedule and will postponing some of the Phase 1 development until next spring. The area neighboring your subdivision is part of the Phase 2 and will now be delayed until the fall of 2020 or the spring of 2021. We will keep you and the Condo Association apprised of any submitted plans for Phase 2 or for any changes to the construction schedules.  
Please let me know if you have any questions  
Carl

---

**From:** [REDACTED]  
**Sent:** Saturday, October 19, 2019 12:05 PM

**To:** [REDACTED]

**Subject:** Mandaly Estates Master Plan

**Importance:** High

Good morning Carl,

We are 13 year residents of Carstairs, having moved here with retirement plans in view and longing to get back to small town Alberta (having brought our family up in Cochrane ) after spending early retirement years out of the country in Central America.

We chose Carstairs and Stonebridge Glen specifically for the overall community life style, green spaces and walkways throughout town. Not unlike our own east side neighborhood where we have connecting pathways between lots and additional green space around the ponds & waterways, it would be advantageous to continue that trend in Mandaly Estates.

As the new development went in on the old Clark property on the west side of our Villa's, the developer did a great job, with input from the community residents, in mitigating the density with a berm and trees that have provided a pleasant sight & sound barrier for all residents to enjoy on both sides, replacing those mature trees lost to the development. Given the expanse of property being developed in the Mandaly Estates directly south of us, would it not be appropriate to ensure another green barrier/pathway system between the two? This would continue the open space/green concepts maintained elsewhere in town not unlike the SW developments and sports fields adjacent the Bob Clark Library. As with the pathway past the Rodeo grounds to our southern most neighborhood, which connects both along a busy access road into town, a similar connecting pathway system through Mandaly Estates could enhance safety issues along 2A to our west and give alternate safer walking access to the downtown, schools and Rec Center to the south.

We are hoping that the Town of Carstairs Planning & Development committees will be open to further resident input in the early planning stages of Mandaly Estates to ensure we do not overlook a great opportunity to continue the trend of a "walk friendly small town" with additional environmentally friendly "green spaces" and a fully "integrated pathway system" between all neighborhoods.

Thank you for your consideration, we look forward to the opportunity to add valuable input into the final plans for Mandaly Estates and adjacent neighborhoods and services.

Sincere Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Becky Soby**

---

**From:** [REDACTED]  
**Sent:** August 10, 2020 11:53 AM  
**To:** Becky Soby  
**Cc:** 'Carl McDonnell'; Rob McKay; lancec@carstairs.ca  
**Subject:** Re: Mandalay Estates, Carstairs, Urban Systems file LUR 2020-03, zoning changes

CAUTION: External Email.

Thank you for your response.

We were at the initial open house in fall 2018 where the developer told us that the area to be zoned R3 would be a mirroring of our Stone Garden Villas and the adjacent villas to the east. That sounded appealing but then we became concerned when their plans changed to R4. If the plan is still to mirror current developments, then rezoning as R2 would ease any concerns about the area becoming more densely developed and still meet the needs of the developer. I am not aware of any undue restrictions this would place on the developer and give considerable peace of mind to current residents.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

On 2020-08-05 2:26 p.m., Becky Soby wrote:

Good afternoon [REDACTED],

The application change was not based on the circulation responses. The circulation period is currently still active and is complete on August 13<sup>th</sup>, 2020. The applicant deemed R3 as an appropriate land use for future development.

Stone Garden Drive will be tied into and become a north/south road from Stone Haven Dr. to Mandalay Blvd to the south. The infrastructure for Stone Garden was built with the intent of it being a condo site with private roads. This proposal was later changed to become a plus 50 community. Your concerns regarding the road access will be noted as part of this application review.

Thank you for your participation.

Regards,

**BECKY SOBY**

Planner | [urbansystems.ca](http://urbansystems.ca)

t 403-291-1193 x4361 | c 403-650-6605

---

**From:** [REDACTED]  
**Sent:** August 4, 2020 2:38 PM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Cc:** Carl McDonnell <[carlm@carstairs.ca](mailto:carlm@carstairs.ca)>  
**Subject:** Re: Mandalay Estates, Carstairs

**CAUTION: External Email.**

Thanks for the update. I'm surprised that the application has been modified that much midstream. Is that from opposition to the density?

You didn't address the access road in your reply. Will Stone Garden Drive be a thoroughfare for Mandalay Estates? This has been our main concern all along here as the road is narrow, it is the only visitor parking in the area and there aren't any sidewalks.

Thanks

[REDACTED]

On Jul 30, 2020, at 2:52 PM, Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)> wrote:

Good afternoon,

Thank you again for reaching out with your questions and comments regarding the Mandalay Estates Phase 1 redesignation. Since your email response was received, the applicant has made a change to the application. Please note, the applicant is no longer seeking to redesignate to High Density Residential-Multi-Dwelling District (R4). The applicant would like to keep the already designated Medium Density Residential - Attached Dwelling District (R3), and the application will seek to redesignate the portion of Low Density Residential - Single Detached District (R1) east of the existing R3, to R3 (please see image below to help describe this change).

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<image003.png>

An updated circulation package with additional clarifying information on the application process, and maps, will be sent to you via mail as soon as possible to ensure you have the most up to date details on this application. At this time, I will be available to answer any questions that you may still have regarding the land use changes. The deadline to submit a response regarding the newly updated application information will remain as August 13<sup>th</sup>, 2020.

Lastly, to answer your question regarding the Commercial (C2), you are correct, this parcel has already been designated as C2. This land use application changes to boundary of the land use slightly so that each land use is brought to the centre line of the road. Please give me a call if you wish and I can explain further.

Thank you,

**BECKY SOBY**  
Planner | [urbansystems.ca](http://urbansystems.ca)  
t 403-291-1193 x4361 | c 403-650-6605

-----Original Message-----

From: [REDACTED]  
Sent: July 20, 2020 2:31 PM  
To: Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
Subject: Mandalay Estates, Carstairs

■ CAUTION: External Email. ■

Hi Becky,

Thank you for information on proposed revisions to the Mandalay Estate plan and zoning. I retained the information originally submitted April 23, 2019 but did not seem to keep a copy of the map. I live in Stone Garden just north of the area shown as C2. My

recollection of this is that the designation has not changed but it appears from the map that small areas are included along the boundaries. Is that correct?

The main change appears to be the area designated as R4 that was previously R3 and R1. My understanding is that R4 increases the density from single family (R1) and medium density attached homes (R3) to high density (R4). Would this then be row housing? multi story buildings? apartment/condo?

Our main concern previously and remains is the access through Stone Garden. In the initial development of our area, Stone Garden Drive was designed for local access and is relatively narrow with no sidewalks. It is also the only on street parking allowed in the complex. Using this road to access high density housing and commercial development is a real concern for safety and parking. How will this concern be addressed? We had requested that the road be for emergency use only but have not heard if any consideration was given to this.

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██████████  
████████████████████  
██████████

**Becky Soby**

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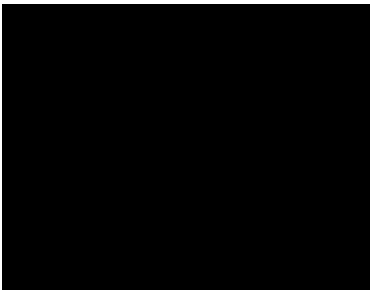
**From:** [REDACTED]  
**Sent:** July 22, 2020 3:02 PM  
**To:** Becky Soby  
**Cc:** 'Carl McDonnell'  
**Subject:** LUR 2020-03

CAUTION: External Email.

I am the owner of the Stonehaven Subdivision and therefore some of the lots bordering on the Mandalay Estates property.

After some conversations with residents of The Villas at Stonebridge Glen, I am very concerned that this very high density project adjacent to our property, will have a very negative impact on the current owners enjoyment of their Villas.

I am putting you on notice that I will be objecting to the placement of this R4 zoning.



July 20<sup>th</sup>, 2020

Becky Soby

Urban Systems Ltd.

Suite 101, 134 – 11 Ave. SE

Calgary, AB. T2G 0X5

Re: File# LUR 2020 – 03 (Mandalay Estates Phase 1(Carstairs, AB.))

Ms. Soby

In response to your submission to residents of Carstairs, not sure whom this all went out to, nor were we informed of the town meeting to discuss this proposal, regardless; just another tactic by the incompetent town council that we are blessed with. Your proposal as it stands in my opinion is rubbish and allow me to express why.

The proposal that you sent does NOT address what the symbols mean, you have assumed that people understand – they do not. Your proposal does not address the types of housing going in, the timelines proposed for the different phases and all that encompasses, nor does this address the implication on property values for existing residents and how now that will plummet even further with this eyesore starring all of us in the face and what about compensation for all the inconvenience which surrounds years of construction. Who is going to live here, do we think Airdrie needs a new boundary? Yup really nice view - stupid, stupid, stupid. The aerial view on the last page – you need a magnifying glass to read it, not professional at all. If the project is anything like your proposal – we are better off letting the land go back to weeds which btw is what is happening now. Was there any consideration what so ever given to addition park space in the plan, was there even talk of expanding the existing camp grounds oh – let me see – people actually enjoy this part which is the only thing other than Silver Willow Sporting Clays that attracts outsiders to this community; as well thinking of our Rodeo's and Beef and Barley days – where do folks park/camp now hmmm.

Was there any consideration of existing wildlife habitat before the equipment moved in and destroyed all that, was there even any thought of a consultation process for the residents in the Stonebridge community specifically when construction started and when they walked out,

money, money, money – how is that working for you now town council; oh let's just guess, people will figure it out.

I see this as a knee jerk reaction to make amends and get some cash flow back into the town pockets before more truth becomes available. This whole project has been grossly mismanaged from the start and in my opinion all councillors that voted for this project in these times should be fired.....

Obviously this project is scheduled to be completed in Phases, WHY was all the dirt work started at the same time, look at the mess, how did that work out for you, did you actually save money, now you are starting all over again with the same tried and true miscommunication that worked so well for you last year when this failure began. Really good use of taxpayer dollars. The only real winner I see is the farmer who sold his farm, oh well at least you get a nice red barn for your millions miss-spent. Now for the track at the high school – whose bright idea was that, just took away a school attraction as well many town residents used this facility after hours as part of their fitness program again – did anyone think of that or maybe just another brilliant idea put forth to our bobble-heads by a developer who knew exactly what we want – yup.... What about the small drainage corridor being sold to the developer – that's town property why don't we just put a for sale sign up at the town boundary's? This is to say nothing of our now magnificent mosquito breeding grounds left by the construction to say at the very least now the sump pumps in the area are getting a real work out due to the ground disturbance in the area. If you don't live in this neighbourhood then what do you know – easy to judge when you live elsewhere in town or in another community altogether.

Was I at the preliminary planning meeting and the one in April – no – I didn't know anything about till it was over? If only twenty-five people showed up obviously no one else knew about it either. What would it have taken to send a notice out with the utility bill, looks as if the notification was meant to draw a small crowd to control the information session – wow more miscommunication, something that we have grown accustom to over our years here. Carstairs – the little town that doesn't want to change – shame, shame. All this change you need to ask yourself why now hmmm. Hey I am all for positive community change, just not seeing it in these times. When your property backs onto this mess – try to sell it.....

You now have an opportunity to make it right, take a step back – the damage has been done and is irreparable so going forward how about letting your people that pay the bills have some input. It's not all about government handouts; we live here and let's learn from our mistakes.

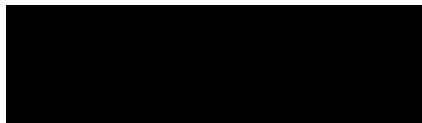
What you have now is a whole lot of angry taxpayers. You don't live here Becky so how do you know what is good for us and what we would like or want. So far fail, fail, fail.....it continues.

Not all of this is on you Becky but your information package needs to be rewritten and redistributed especially to the Stonebridge residents with an extended timeline for response. Right now you have told us nothing.

I must say that I as well as many others in the Stonebridge community are very frustrated and disappointed in the whole gross mismanagement of this project. Do what you want as you will anyway. This is but one mans opinion.

Golf Course – lets buy it – another great decision in these times – what are you thinking??  
Seriously?

Regards



EXTERNAL AGENCY RESPONSES:

**Becky Soby**

---

**From:** Carly Cowles <carly.cowles@gov.ab.ca>  
**Sent:** August 6, 2020 9:49 AM  
**To:** Becky Soby  
**Subject:** RE: Town of Carstairs: AMENDMENT TO LUR 2020-03  
**Attachments:** August 5, 2020, Mandalay Phase 1 LUR 2020-03, RSDP031591 AMENDED.pdf

**CAUTION: External Email.**

Hi Becky,  
My apologies for missing this amended application. I responded yesterday to the original referral.

Please note that our comments remain the same as the attached letter.

**Carly Cowles**  
Development & Planning Technologist  
Delivery Services Division, Central Region  
Alberta Transportation  
Government of Alberta

Tel 403-340-5025  
Fax 403-340-4876  
[carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca)

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Classification: Protected A

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**From:** Becky Soby <BSoby@urbansystems.ca>  
**Sent:** Thursday, July 30, 2020 5:13 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Cc:** 'Carl McDonnell' <carlm@carstairs.ca>; Rob McKay <robm@carstairs.ca>; Cathy Lensen <cathyl@carstairs.ca>; Erin Eyre <eeyre@urbansystems.ca>; Mike Coldwell <mcoldwell@urbansystems.ca>  
**Subject:** Town of Carstairs: AMENDMENT TO LUR 2020-03

TOWN OF CARSTAIRS	
DATE:	July 30, 2020
DUE DATE:	August 13, 2020
FILE NO:	<b>LUR 2020-03</b>
SUBJECT:	<b>AMDENDMENT TO MANDALAY ESTATES PHASE 1 LAND USE REDESIGNATION APPLICATION</b>
PROJECT LEAD:	Becky Soby, Urban Systems



Delivery Services, Transportation  
Central Region, Red Deer District  
4920 - 51 Street  
Red Deer, Alberta T4N 6K8

AT Reference No.: RSDP031591  
AT File Number: Town of Carstairs (2a - Sub)  
Municipality File Number: LUR 2020-03

August 5, 2020

Urban Systems Ltd.  
Email: [bsoby@urbansystems.ca](mailto:bsoby@urbansystems.ca)  
Suite 101, 134-11 Ave SE  
Calgary, Alberta T2G 0X5

**Subject: Referral for the items identified below within Carstairs (“Municipality”)**

Reference / File Number	Description	Location
RSDP031591-1	Mandalay Estates Phase 1 Land Use Redesignation	Highway 2a SW-16-30-01-5 Lot 2,7,8,9 Plan 1010648

This will acknowledge receipt of your circulation regarding the above noted proposal.

The department would offer no objections to the Land Use Redesignation which is in accordance with the Mandalay Estates Area Structure Plan.

Access locations to Mandalay Estates have previously been approved by the department and the Town of Carstairs has committed to upgrades as identified in the Traffic Impact Assessment accepted in June 2019.

If you have any questions please contact the undersigned Development and Planning Technologist.

Signed:

---

Carly Cowles  
Develop&Planning Tech.  
[carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca)  
(403) 340 5025

**Becky Soby**

---

**From:** Carly Cowles <carly.cowles@gov.ab.ca>  
**Sent:** August 5, 2020 2:49 PM  
**To:** Becky Soby  
**Subject:** RE: Town of Carstairs: LUR 2020-03  
**Attachments:** August 5, 2020, Mandalay Phase 1 LUR, RSDP031591.pdf

CAUTION: External Email.

Good Afternoon,  
Please see the attached response for the above noted referral.

Please send referral requests to [transdevelopmentreddeer@gov.ab.ca](mailto:transdevelopmentreddeer@gov.ab.ca).

Regards,

**Carly Cowles**  
Development & Planning Technologist  
Delivery Services Division, Central Region  
Alberta Transportation  
Government of Alberta

Tel 403-340-5025  
Fax 403-340-4876  
[carly.cowles@gov.ab.ca](mailto:carly.cowles@gov.ab.ca)

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Classification: Protected A

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**From:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Sent:** Tuesday, July 14, 2020 9:45 AM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Cc:** Carl McDonnell <[carlm@carstairs.ca](mailto:carlm@carstairs.ca)>; Rob McKay Town of Carstairs (<[robm@carstairs.ca](mailto:robm@carstairs.ca)> <[robm@carstairs.ca](mailto:robm@carstairs.ca)>);  
Cathy Lensen <[cathyl@carstairs.ca](mailto:cathyl@carstairs.ca)>; Mike Coldwell <[mcoldwell@urbansystems.ca](mailto:mcoldwell@urbansystems.ca)>; Erin Eyre  
<[eeyre@urbansystems.ca](mailto:eeyre@urbansystems.ca)>  
**Subject:** Town of Carstairs: LUR 2020-03

**Becky Soby**

---

**From:** CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>  
**Sent:** August 11, 2020 11:26 AM  
**To:** Becky Soby  
**Subject:** Response to: Town of Carstairs: AMENDMENT TO LUR 2020-03

CAUTION: External Email.

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 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 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 email South Land Administration <[SouthLandAdministration@atco.cul.ca](mailto:SouthLandAdministration@atco.cul.ca)> 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.

### Contact Alberta One Call where there's any excavation with gas lines in the area

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 Alberta One-Call at 1-800-242-3447 or albertaonecall.com. Please contact Alberta One-Call Corporation prior to any surface construction.

- (1) Contact Alberta One Call (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>

### Christine Riddell

Administrative Coordinator, Distribution Engineering Improvement  
Natural Gas

T. 403-921-7331

A. 5<sup>th</sup> Floor, 909-11<sup>th</sup> Ave. SW Calgary, AB T2R 1L8

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



---

**From:** Becky Soby <BSoby@urbansystems.ca>

**Sent:** Thursday, July 30, 2020 5:13 PM

**To:** Becky Soby <BSoby@urbansystems.ca>

**Cc:** 'Carl McDonnell' <carlm@carstairs.ca>; Rob McKay <robm@carstairs.ca>; Cathy Lensen <cathyl@carstairs.ca>; Erin Eyre <eeyre@urbansystems.ca>; Mike Coldwell <mcoldwell@urbansystems.ca>

**Subject:** Town of Carstairs: AMENDMENT TO LUR 2020-03

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

**Becky Soby**

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**From:** Circulations, HP <HP.Circulations@atco.com>  
**Sent:** August 5, 2020 9:39 AM  
**To:** Becky Soby  
**Subject:** 20-2291 Response - Town of Carstairs: AMENDMENT TO LUR 2020-03  
**Attachments:** 2020-07-30-AMENDED Mandalay Estates Phase 1 Land Use Redesignation.pdf; 20-2291 Response - Town of Carstairs: LUR 2020-03

**CAUTION: External Email.**

Good Morning,

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,

**Maira Wright**

Sr. Land Administrative Coordinator | Operations Engineering | Gas Transmission  
 ATCO Pipelines & Liquids Global Business Unit

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

**E:** [Maira.wright@atco.com](mailto:Maira.wright@atco.com)

[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)




---

**From:** Becky Soby <BSoby@urbansystems.ca>  
**Sent:** Thursday, July 30, 2020 5:13 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Cc:** 'Carl McDonnell' <carlm@carstairs.ca>; Rob McKay <robm@carstairs.ca>; Cathy Lensen <cathyl@carstairs.ca>; Erin Eyre <eeyre@urbansystems.ca>; Mike Coldwell <mcoldwell@urbansystems.ca>  
**Subject:** Town of Carstairs: AMENDMENT TO LUR 2020-03

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	<b>TOWN OF CARSTAIRS</b>
DATE:	July 30, 2020
DUE DATE:	August 13, 2020
FILE NO:	<b>LUR 2020-03</b>
SUBJECT:	<b>AMDENDMENT TO MANDALAY ESTATES PHASE 1 LAND USE REDESIGNATION APPLICATION</b>
PROJECT LEAD:	Becky Soby, Urban Systems

**PROPOSAL:**

**Becky Soby**

---

**From:** Cyrus Njung <Cyrus\_Njung@cpr.ca>  
**Sent:** August 13, 2020 10:17 AM  
**To:** Becky Soby  
**Subject:** RE: Town of Carstairs: LUR 2020-03

CAUTION: External Email.

Hi,  
Same comment!



**Cyrus Njung**  
Real Estate Technician  
Phone: 403-319-6456  
7550 Ogden Dale Road S.E.  
Calgary, AB T2C 4X9

---

**From:** Becky Soby <BSoby@urbansystems.ca>  
**Sent:** Thursday, August 6, 2020 6:07 PM  
**To:** Cyrus Njung <Cyrus\_Njung@cpr.ca>  
**Subject:** RE: Town of Carstairs: LUR 2020-03

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

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Hello,

Are you able to please confirm if your response below remains the same as per the amended application circulation package that was sent last Friday July 31 (attached)? The land use redesignation no longer seeks to designate lands as R4 (High Density Residential - Multi-Dwelling District), and are seeking R3 (Medium Density Residential - Attached Dwelling District) instead.

Thank you,

**BECKY SOBY**  
Planner | [urbansystems.ca](http://urbansystems.ca)  
t 403-291-1193 x4361 | c 403-650-6605

---

**From:** Cyrus Njung <[Cyrus\\_Njung@cpr.ca](mailto:Cyrus_Njung@cpr.ca)>  
**Sent:** July 20, 2020 5:03 PM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Subject:** RE: Town of Carstairs: LUR 2020-03

CAUTION: External Email.

Hi

Canadian Pacific Railway is not in favor of residential uses adjacent to our right-of-way as this land use is not compatible with railway operations.

The health, safety and welfare of future residents could be adversely affected by railway activities.

Should any proposed residential subdivision application adjacent to railway right of way receive approval. Canadian Pacific Railway requests that all recommended guidelines are considered as it relates to residential development adjacent to the CPR, which can be found at the following link - <http://www.proximityissues.ca>

We would appreciate being circulated with all future correspondence related to Residential or Commercial developments.

Thank you



**Cyrus Njung**  
Real Estate Technician  
Phone: 403-319-6456  
7550 Ogden Dale Road S.E.  
Calgary, AB T2C 4X9

---

**From:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Sent:** Tuesday, July 14, 2020 9:45 AM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Cc:** Carl McDonnell <[carlm@carstairs.ca](mailto:carlm@carstairs.ca)>; Rob McKay Town of Carstairs ([robm@carstairs.ca](mailto:robm@carstairs.ca)) <[robm@carstairs.ca](mailto:robm@carstairs.ca)>; Cathy Lensen <[cathyl@carstairs.ca](mailto:cathyl@carstairs.ca)>; Mike Coldwell <[mcoldwell@urbansystems.ca](mailto:mcoldwell@urbansystems.ca)>; Erin Eyre <[eeyre@urbansystems.ca](mailto:eeyre@urbansystems.ca)>  
**Subject:** Town of Carstairs: LUR 2020-03

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

**Becky Soby**

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**From:** Aldcroft, Erin <erin.aldcroft@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>  
**Sent:** August 6, 2020 2:34 PM  
**To:** Becky Soby  
**Subject:** Town of Carstairs: AMENDMENT TO LUR 2020-03

**CAUTION: External Email.**

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

Warm Regards,

Erin Aldcroft

**Erin Aldcroft | Land Coordinator**

FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6331

[Project Status Portal](#) | Check the status of your New Service Connection or Project.

[Get Connected](#) | Getting connected with us is a five-phase process. Learn more here.



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**From:** Becky Soby <BSoby@urbansystems.ca>  
**Sent:** Thursday, July 30, 2020 5:13 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Cc:** 'Carl McDonnell' <carlm@carstairs.ca>; Rob McKay <robm@carstairs.ca>; Cathy Lensen <cathyl@carstairs.ca>; Erin Eyre <eeyre@urbansystems.ca>; Mike Coldwell <mcoldwell@urbansystems.ca>  
**Subject:** [EXTERNAL] DUE AUGUST 13 Town of Carstairs: AMENDMENT TO LUR 2020-03

**EXTERNAL EMAIL:** Use caution with links and attachments.



July 28, 2020

Sent via email: [bsoby@urbansystems.ca](mailto:bsoby@urbansystems.ca)

Urban Systems Ltd.  
Suite 101, 134 – 11 Avenue SE  
Calgary, AB T2G 0K5

**Attn: Becky Soby**

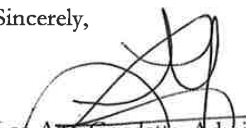
Dear Ms. Soby:

**Re: Redesignation Application Mandalay Estates Phase 1 LUR 2020-03**

Thank you for your email dated July 14, 2020 with respect to the above noted Application. The letter and material were circulated to the Planning and Development Services Department as well as the Operational Services Department.

There were no comments on this circulation from the Planning and Development Services Department nor the Operational Services Department. Thank you for your consideration to include us in your referral agencies.

Sincerely,



Lee-Ann Gaudette, Administrative Assistant  
Planning and Development Services  
/lg

T 403.335.3311 1.877.264.9754 F 403.335.9207  
1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada T0M 0W0  
[www.mountainviewcounty.com](http://www.mountainviewcounty.com)  
**Building Rural Better**

**Becky Soby**

---

**From:** Chris Rvachew <CHRIS.RVACHEW@telus.com> on behalf of circulations <circulations@telus.com>  
**Sent:** August 6, 2020 10:43 AM  
**To:** Becky Soby  
**Subject:** RE: Town of Carstairs: AMENDMENT TO LUR 2020-03

CAUTION: External Email.

Good Morning,

TELUS Communications has no objections with this redesignation.

Thanks,

**Chris Rvachew | Real Estate Specialist**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

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

*TELUS Restricted – Privileged & Confidential*  
*Not to be forwarded or copied without express consent of the originator.*

---

**From:** Becky Soby [mailto:BSoby@urbansystems.ca]  
**Sent:** July 30, 2020 05:13 PM  
**To:** Becky Soby <BSoby@urbansystems.ca>  
**Cc:** 'Carl McDonnell' <carlm@carstairs.ca>; Rob McKay <robm@carstairs.ca>; Cathy Lensen <cathyl@carstairs.ca>; Erin Eyre <eeyre@urbansystems.ca>; Mike Coldwell <mcoldwell@urbansystems.ca>  
**Subject:** Town of Carstairs: AMENDMENT TO LUR 2020-03

	<b>TOWN OF CARSTAIRS</b>
DATE:	July 30, 2020
DUE DATE:	August 13, 2020
FILE NO:	<b>LUR 2020-03</b>
SUBJECT:	<b>AMDENDMENT TO MANDALAY ESTATES PHASE 1 LAND USE REDESIGNATION APPLICATION</b>
PROJECT LEAD:	Becky Soby, Urban Systems

**PROPOSAL:**

In accordance with Part 17 of the *Municipal Government Act*, please consider this letter as a formal request for comments, recommendations, and/or requirements with respect to the above noted application.

Urban Systems is acting on behalf of the **Town of Carstairs** for these applications. A circulation package for this application was sent on July 14, 2020. **Please note, this application has been amended.** Accordingly, we have enclosed a copy of the amended plans. Please note, this application no longer proposes a redesignation to R4 High Density Residential - Multi-Dwelling District.

**Becky Soby**

---

**From:** Carol Brittain <Carol.Brittain@albertahealthservices.ca>  
**Sent:** August 17, 2020 1:47 PM  
**To:** Becky Soby  
**Subject:** LUR 2020-03

CAUTION: External Email.

Becky,

I would like to confirm that Alberta Health Services, Environmental Public Health 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.

Thank you,

**Carol Brittain BSc, CPHI(C)**  
**Public Health Inspector II Land Use Specialist**  
Environmental Public Health  
Alberta Health Services, Calgary Zone

*Airdrie Regional Health Centre*  
604 Main Street South, Airdrie, AB T4B 3K7  
Direct Line: 403-912-8459 Fax: 403-912-8537 Secretary: 403-943-2296

<http://www.albertahealthservices.ca/eph/eph.aspx>

\*Visit AHS'COVID-19 page for the latest updates and accurate information: [ahs.ca/covid](https://ahs.ca/covid)\*

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---

**Becky Soby**

---

**From:** Project Manager - Southern Alberta <ProjectManagerSouthernAlberta@sjrb.ca>  
**Sent:** July 15, 2020 11:34 AM  
**To:** Becky Soby  
**Subject:** RE: Town of Carstairs: LUR 2020-03

**CAUTION: External Email.**

Please be advised Shaw Cablesystems does not have any objections to the proposed application.

Thank you,

**Shaw Calgary Planning**

Shaw Communications Inc. 2400 32 Ave NE, Calgary, AB  
E: [projectmanagersouthernalberta@sjrb.ca](mailto:projectmanagersouthernalberta@sjrb.ca)



*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:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Sent:** Tuesday, July 14, 2020 9:45 AM  
**To:** Becky Soby <[BSoby@urbansystems.ca](mailto:BSoby@urbansystems.ca)>  
**Cc:** Carl McDonnell <[carlm@carstairs.ca](mailto:carlm@carstairs.ca)>; Rob McKay Town of Carstairs ([robm@carstairs.ca](mailto:robm@carstairs.ca)) <[robm@carstairs.ca](mailto:robm@carstairs.ca)>; Cathy Lensen <[cathyl@carstairs.ca](mailto:cathyl@carstairs.ca)>; Mike Coldwell <[mcoldwell@urbansystems.ca](mailto:mcoldwell@urbansystems.ca)>; Erin Eyre <[eeyre@urbansystems.ca](mailto:eeyre@urbansystems.ca)>  
**Subject:** Town of Carstairs: LUR 2020-03

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

	<b>TOWN OF CARSTAIRS</b>
DATE:	July 14, 2020
DUE DATE:	August 13, 2020
FILE NO:	<b>LUR 2020-03</b>
SUBJECT:	<b>MANDALAY ESTATES PHASE 1 LAND USE REDESIGNATION APPLICATION</b>
PROJECT LEAD:	Becky Soby, Urban Systems

**PROPOSAL:**

In accordance with Part 17 of the *Municipal Government Act*, please consider this letter as a formal request for comments, recommendations, and/or requirements with respect to the above noted application.