



**PUBLIC HEARING MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, AUGUST 26, 2024, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ATTENDEES

3. PURPOSE

2 - 23

- a) The purpose of this Public Hearing is to receive and consider; to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.1068 hectares (0.26 acres) of land from R1 (Low Density Residential – Single Detached District) to R1N (Narrow Parcel Residential District), located in Lots 23 & 24, Block 19, Plan 1711L (1119 Grey Street).



4. DELEGATIONS

5. GENERAL DISCUSSION

6. ADJOURNMENT

BYLAW No. 2053

A BYLAW OF THE TOWN OF CARSTAIRS to amend Land Use Bylaw 2007.

WHEREAS, Council of the Town of Carstairs wishes to amend Land Use By-law No 2007 by providing a Land Use Re-designation to rezone 0.1068 hectares (0.26 acres) of land from R1 (Low Density Residential – Single Detached District) to R1N (Narrow Parcel Residential District), located in Lots 23 & 24, Block 19, Plan 1711L (1119 Grey Street), located as listed below on Schedule A;

AND WHEREAS, the requirements of the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26;

NOW THEREFORE, Council of the Town of Carstairs duly assembled and pursuant to the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

Schedule “A”

Map 1 of the Land Use District Map would be amended to include Lots 23 & 24 Block 19, Plan 1711L (1119 Grey Street), consisting of 0.1068 hectares (0.26 acres) and shall be re-designated from R1 (Low Density Residential – Single Detached District) to R1N (Narrow Parcel Residential District).

As shown on the attached map identified as “Schedule A”.

READ A FIRST TIME THIS 8TH DAY OF JULY, A.D, 2024

READ A SECOND TIME THIS 26TH DAY OF AUGUST A.D., 2024

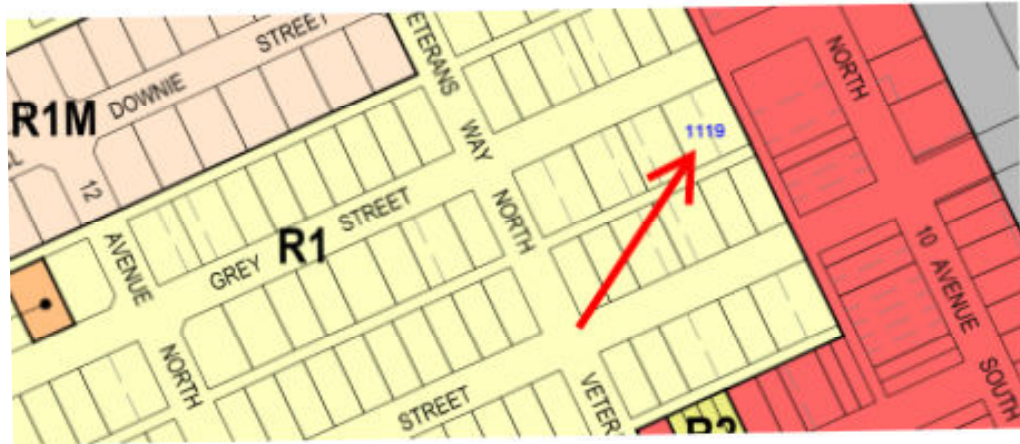
UNANIMOUS CONSENT GIVEN TO PRESENT FOR THIRD READING ON THIS 26TH DAY OF AUGUST A.D., 2024

READ A THIRD AND FINAL TIME THIS 26TH DAY OF AUGUST A.D., 2024

Lance Colby, Mayor

Rick Blair, CAO

SCHEDULE "A"





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

August 15, 2024

Our Reference: 27752

Client: Town of Carstairs

Attention: Rick Blair, Chief Administrative Officer

Reference: LUR-24-01 – Grey Street LUR Report

1.0 Subdivision Application Details

Legal Description: Lot 23 & 24; Block 19; Plan 1711L
Location: Carstairs, AB
Applicant(s): Daryl Kuemper
Landowner(s): Daryl Kuemper
Current Land Use: Low Density Residential – Single Detached District (R1)
Proposed Land Use: Narrow Parcel Residential District (R1N)
Gross Area: 0.107 ha (0.264 ac)

2.0 Planning Analysis

Land Use Redesignation Proposal

Land Use Redesignation Application 24-01 proposes to redesignate Lot 23 & 24; Block 19; Plan 1711L, from Low Density Residential – Single Detached District (R1) to Narrow Parcel Residential District (R1N). The purpose of this proposal is to accommodate narrow lot residential development.

A subdivision application (SD-24-01) to consolidate and subdivide Lot 23 & 24; Block 19; Plan 1711L into three residential parcels was submitted concurrently with this land use redesignation application.

Subject Site Conditions

The subject site is 0.107 ha (0.264 ac) in size and is located in northwest Carstairs (see **Appendix A – Location Plan**). The subject site is bounded by residential dwellings to the north, south, and west, and the Royal Canadian Legion to the east. (see **Appendix B – Site Photos**).

The subject site is not located within an Area Structure Plan.

The subject lands are relatively flat.

Surrounding Land Use

Lands surrounding the subject site are designated Low Density Residential District – Single Detached District (R1) and Central Commercial District (C1).

Subject Site Access

The subject site has existing access via Grey Street public road.



3.0 Policy Alignment

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) concept designates the subject site as Residential. The proposed land use redesignation is in alignment with the MDP concept and supports the MDP's residential policies, including the provision of a variety of housing types through a range of lot sizes and support for infill and higher density housing.

4.0 Circulation

This application was circulated to adjacent landowners and referral agencies. Responses are provided in full in **Appendix C – Referral Responses**.

Referral Responses

- **ATCO Transmission High Pressure Pipelines** has no objections.
- **FortisAlberta** does not require an easement. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.
- **Telus** has no comments or concerns.
- **Mountain View County** has no comments or concerns.
- **ATCO Gas Distribution** approves of the proposed subdivision, provided that their conditions are met.
- **Alberta Transportation and Economic Corridors** has the following comments:
 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
 2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
 3. Alberta Transportation and Economic Corridors has no objections to this proposed land use redesignation.
 4. The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this Proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.
 5. The requirements of Section 19 are met, therefore no variance is required.
 6. If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.



5.0 Decision

With respect to this Land Use Redesignation application, Council has the following options:

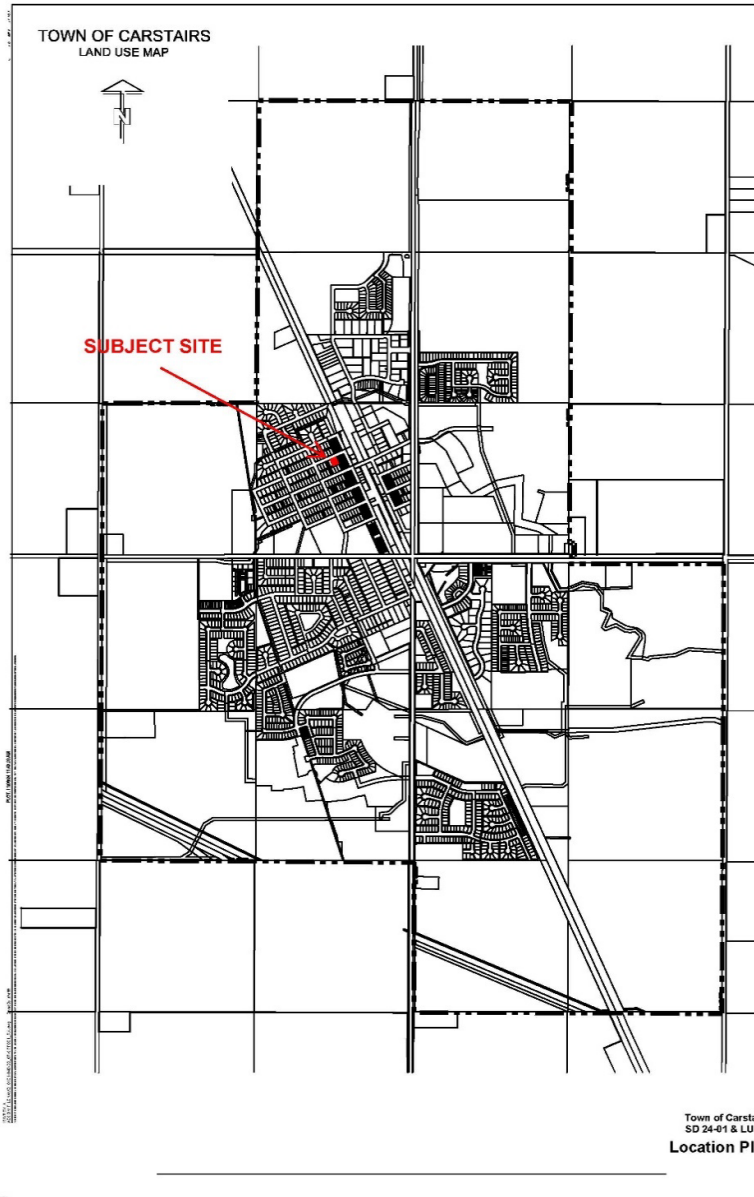
- A) Approve the Land Use Redesignation,
- B) Make amendments considered necessary at second reading and approve the Land Use Redesignation as amended,
- C) Table the Land Use Redesignation until certain requirements are met or refer it back to planning staff for further review, or
- D) Defeat the Land Use Redesignation.



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Appendix A

Figure 1 – Location Plan





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Figure 2 – Tentative Site Plan



Town of Carstairs – Sketch
Showing
Proposed Subdivision
affecting
Lots 23 & 24 Block 19 Plan 1711 L
1119 Grey Street
18 June, 2024 Scale 1:250
File 24-283

SexSmith
Surveys Ltd.
Box 5122, High River, Alberta, T1V 1M3
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Appendix B

Site Images





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Appendix C

Referral Responses

From: [Circulations_HP](#)
To: [Bridget Piller](#)
Subject: RESPONSE 24-2727 RE: Carstairs Subdivision Application SD-24-01 & Land Use Redesignation Application LUR-24-01 - Referral for Comment
Date: July 17, 2024 1:02:36 PM

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Vicki Porter
Sr. Admin Coordinator, Engineering Ops
Gas Transmission
ATCO Pipelines and Liquids GBU

Email: vicki.porter@atco.com

From: Bridget Piller <BPiller@islengineering.com>
Sent: Wednesday, July 17, 2024 9:10 AM
Cc: Kirk Willisroft <kirkw@carstairs.ca>
Subject: Carstairs Subdivision Application SD-24-01 & Land Use Redesignation Application LUR-24-01 - Referral for Comment

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

Good Day,

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

Your comments and recommendations to this proposal will be accepted until noon on **August 7th, 2024**.

[Planning Information](#)

The Town of Carstairs has received an application which proposes to subdivide and redesignate Lot 23 & 24; Block 19; Plan 1711L. The applications propose to subdivide the 2 subject parcels into 3 parcels and redesignate them from Low Density Residential District – Single Detached District (R1) to Narrow Parcel Residential District (R1N).

The purpose of this Subdivision and Land Use Redesignation is to accommodate narrow lot residential development.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers "SD-24-01" and "LUR-24-01".

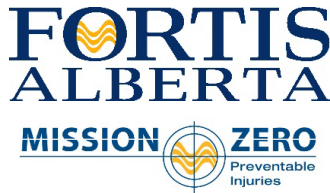
Thank you,

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

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Diana Pounall
Land Department

FortisAlberta Inc.
320 - 17 Ave SW
Calgary, AB
T2S 2V1
Phone# 587-775-6264
Cell#
www.fortisalberta.com
Email:
Diana.Pounall@fortisalberta.com

July 23, 2024

Town of Carstairs
844 Centre Street
PO Box 370
Carstairs, Alberta
T0M 0N0

Attention: Rick Blair

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320146595

MD File No.: SD-24-01

Location/Legal Description: SE 17-30-01 W5

Customer Name: Daryl Kuemper

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in blue ink that reads "D. Pounall".

Diana Pounall

RE: 320146595

From: [circulations .](#)
To: [Bridget Piller](#)
Subject: Re: Carstairs Subdivision Application SD-24-01 & Land Use Redesignation Application LUR-24-01 - Referral for Comment
Date: July 24, 2024 9:52:17 AM

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

Jane Willox

Real Estate Specialist | TELUS Land Solutions Team

Customer Network Planning (CNP)

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

On Wed, Jul 17, 2024 at 9:10 AM Bridget Piller <BPiller@islengineering.com> wrote:

Good Day,

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

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The purpose of this Subdivision and Land Use Redesignation is to accommodate narrow lot residential development.

If we have not received your comments within this period, we will process the application as if you have no objections to the proposed application. If you have any questions or would like to request more information, feel free to contact me by e-mail or phone.

In your reply, please quote the project numbers “SD-24-01” and “LUR-24-01”.

Thank you,

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

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From: [PlanDev](#)
To: [Bridget Piller](#)
Subject: RE: Carstairs Subdivision Application SD-24-01 & Land Use Redesignation Application LUR-24-01 - Referral for Comment
Date: August 6, 2024 11:59:39 AM

Good morning,

Mountain View County has no comments or concerns.

Kind regards,

Lynn Craven | Administrative Assistant
[403-335-3311 ext. 209](tel:403-335-3311) | lcraven@mvcounty.com



Mountain View County

Office: [403-335-3311](tel:403-335-3311) | Fax: [403-335-9207](tel:403-335-9207)
Postal Bag 100
1408 Twp Rd. 320 | Didsbury, AB | T0M 0W0
www.mountainviewcounty.com

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From: Bridget Piller <BPiller@islengineering.com>
Sent: Wednesday, July 17, 2024 9:10 AM
Cc: Kirk Willisroft <kirkw@carstairs.ca>
Subject: Carstairs Subdivision Application SD-24-01 & Land Use Redesignation Application LUR-24-01 - Referral for Comment

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In your reply, please quote the project numbers “SD-24-01” and “LUR-24-01”.

Thank you,

Bridget Piller (she/her) | *Community Planner*
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Date: August 9, 2024

Circulation Package: SD-24-01 and LUR-24-01

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:

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at 403-245-7888 with a minimum of one (1) year notice to enable an adequate and timely response. Note all alteration costs will be borne by the developer / owner. "If working around existing gas main, please contact our Edmonton Land Group at email address Crossings@atcogas.com to obtain a crossing/proximity agreement.

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

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please go on our website of GasApplicationsCalgary@atco.com.

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact ATCO Customer Assistance Centre at 310-5678 to discuss a service alteration. Note all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please contact the Calgary Service Applications at 403-254-6200 or email GasApplicationsCalgary@atco.com for an application.

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

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or utilityafety.ca. Please contact Utility Safety Partners prior to any surface construction.



- (1) Utility Safety Partners (1-800-242-3447) for locates to verify alignment of the existing gas facilities.
- (2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
- (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
- (4) If existing gas mains require lowering or relocation due to the proponent’s project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the “Working Around Natural Gas” Safety Handbook found on our website at:
<https://www.atco.com/en-ca/for-business/natural-gas/safety-business/safety-resources.html>

These conditions are not meant to contradict any applicable existing law (ie. franchise agreement, bylaw, etc.), and therefore the existing applicable law shall prevail. Should any condition(s) be null or void due to the superseding applicable law, all other conditions shall prevail.

If you have any questions or concerns regarding this reply, please contact our Engineer erika.marizcalata@atco.com

Sincerely,
Anne Retzlaff
Summer Student - Office
ATCO Gas and Pipelines
Distribution Engineering – Improvements
4th Floor, 909 – 11 Ave SW | Calgary, Ab. | T2R 1L8
email: Anne.Retzlaff@atco.com



Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	LUR-24-01	Highway(s):	2A, 581, 580
Legal Land Location:	QS-SE SEC-17 TWP-030 RGE-01 MER-5	Municipality:	Carstairs
Decision By:	Charlene Johnson	Issuing Office:	Central Region / Red Deer
Issued Date:	2024-07-26 09:55:36	AT Reference #:	RPATH0044430
Description of Development:	Land Use Redesignation. File number LUR-24-01		



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

amendment(s).

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

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

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2A, 581, 580

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

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



Issued by **Charlene Johnson, Dev and Planning Technologist**, on **2024-07-26 09:55:36** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*