



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
TUESDAY, MAY 25, 2021, 6:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ATTENDEES**

**3. PURPOSE**

- a) **The purpose of this Public Hearing** is to receive and consider; that Council of the Town of Carstairs proposes to give second and third reading to Borrowing Bylaw No. 2016 Fire Hall Construction. The Council of the Municipality has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the borrowing in the amount of \$1,600,000.00 for the construction of a Fire Hall.
- b) **The purpose of this Public Hearing** is to receive and consider; Amendment of Land Use Bylaw No. 2007, to include under Direct Control District: Sales and service outlets for automobiles, trucks, recreation vehicles or manufactured homes, and Auto Wrecking Yards.
- c) **The purpose of this Public Hearing** is to receive and consider; Land Use Redesignation Bylaw No. 2015 for The Homestead Development; Lots 1-2, Block 5, Plan 021 2977, land north of Milt Ford Lane, from Urban Reserve to RMH, PUL, MR, R1 and R2.

**4. DELEGATIONS**

3 - 4

- a) **6:00 p.m. - Town of Carstairs CAO Carl McDonnell** will speak to the Borrowing Bylaw No. 2016 Fire Hall Construction in the amount of \$1,600,000.00 (addendum 4.a)



5 - 8

- b) **6:15 p.m. - Town of Carstairs CAO Carl McDonnell** will speak to the Amendment of Land Use Bylaw No. 2007 to include under Direct Control District (DC1) (addendum 4.b)



9 - 40

- c) **6:30 p.m. - ILS Engineering & Land Services Ltd. - Community Planner Mitch Braun** will to speak to the Land Use Redesignation Bylaw No. 2015 "The Homestead Development" from Urban Reserve (UR) to RMH, PUL, MR, R1, and R2. (addendum 4.c)



**5. ORAL & WRITTEN REPRESENTATION**

41

- a) **Bylaw No. 2015** the Land Use Redesignation for "The Homestead Development" Resident: Michelle Hebert (addendum 5.a)



42 - 43

- b) **Bylaw No. 2015** Land Use Redesignation for "The Homestead Development" Residents: Lynn and Michael Skena (addendum 5.b)



**6. GENERAL DISCUSSION**

**7. ADJOURNMENT**

Bylaw No. 2016

**BEING** a Bylaw of the Town of Carstairs in the Province of Alberta, the purpose of this Bylaw is to authorize the Council of the Municipality to incur indebtedness by the issuance of loan(s) or debenture(s) in the amount of \$1,600,000.00 for the construction of a Fire Hall.

**WHEREAS** the Council of the Municipality has decided to issue a Bylaw pursuant to Section 253 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the construction of a Fire Hall;

**WHEREAS** plans and specifications have been prepared and the total coast of the project is estimated to be \$4,000,000.00 and the Municipality estimates the following contributions will be applied to the projects:

Debenture(s)	\$1,600,000.00
Reserves	\$ 400,000.00
County Contribution	\$2,000,000.00
Total Cost	\$4,000,000.00

**WHEREAS** in order to complete the project it will be necessary for the Municipality to borrow the sum of \$1,600,000.00 for a period of up to fifteen (15) years, from Alberta Capital Finance Authority or another authorized financial institution by the issuance of debentures and on the terms and conditions referred to in this Bylaw;

**WHEREAS** the estimated lifetime of the project financed under this Bylaw is equal to, or more than fifty (50) years;

**WHEREAS** the principal amount of the outstanding debt of the Municipality at December 31, 2020 is \$3,498,931 no part of the principal or interest is in arrears;

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all *Acts and Regulations* of the Province of Alberta.

**NOW THEREFORE** the Council of the Municipality duly assembled, enacts as follows:

1. This Bylaw shall be named "The Borrowing Bylaw Fire Hall Construction".
2. That for the construction of a Fire Hall the sum of One Million, Six Hundred Thousand Dollars (\$1,600,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large, of which amount the full sum of \$1,600,000.00 is to be paid by the Municipality at large.
3. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the purpose to construct a Fire Hall.
4. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest installments not to exceed fifteen (15) years, calculated at a rate not exceeding the interest rate fixed by Alberta Capital Finance Authority, or another authorized financial institution, on the date of the borrowing and not to exceed six (6) percent.
5. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
6. The indebtedness shall be contracted on the credit and security of the Municipality.
7. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
8. This Bylaw comes into force and effect from the first day after the date of the third reading thereof.

**READ A FIRST TIME THIS 26<sup>TH</sup> DAY OF APRIL A.D., 2021**  
**READ A SECOND TIME THIS 25<sup>TH</sup> DAY OF MAY A.D., 2021**  
**READ A THIRD AND FINAL TIME THIS 25<sup>TH</sup> DAY OF MAY A.D., 2021**

\_\_\_\_\_  
**Deputy Mayor, Rick Blair**

\_\_\_\_\_  
**CAO, Carl McDonnell**



**SCHEDULE D: DIRECT CONTROL DISTRICT REGULATIONS****DIRECT CONTROL DISTRICT - BUSINESS PARK DISTRICT  
(DCBP)**

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**General Purpose:** To provide for attractive and comprehensively designed business parks comprised of intensive uses conducted entirely within buildings that are compatible with adjacent non-industrial districts and to create opportunities for development of industries related to research, high technologies and incubator businesses.

**Permitted Uses:** Antenna structures  
Commercial recreation and entertainment facilities  
Eating establishments  
Financial Institutions  
Offices  
Office Support Services  
Parks  
Public utility buildings  
Recreational facilities  
Research facilities  
Schools, commercial

**Discretionary Uses:** Accessory buildings and uses  
Day care facilities  
Drinking establishments  
Food caterers  
Greenhouses, commercial  
Hotels  
Light manufacturing  
Motion picture/audio production facilities  
Personal services  
Private clubs and lodges  
Public and quasi-public buildings and uses  
Signs  
Veterinary Clinics

The following regulations apply:

**Minimum Front Yard:** 6 m (19.7 ft)

**Minimum Side Yard:** Interior parcels: 3 m (9.8 ft), or 6 m (19.7 ft) where adjacent to a residential or PFR parcel  
Street side of corners parcels: 6 m (19.7 ft)

**Minimum Rear Yard:** 6 m (19.69 ft)

**Minimum Parcel Frontage:** 15 m (49.21 ft), except where abutting a highway without a service

road, in which case 30 m (98.43 ft) shall be required.

**Maximum Parcel Coverage:** 80%

**Maximum Building Height:** 12 m (39. 4 ft)

**Landscape Requirements:** Soft landscaping shall be provided at a minimum depth of 6 m (19.7 ft) from the front property line along the frontage of the parcel. A minimum of 20% of the parcel shall be landscaped.

**Performance Standards:** No use or operation shall cause or create conditions that may be objectionable or dangerous beyond the building that contains it, such as noise, odour, surface or groundwater pollutants, earthborn vibrations, heat, or high brightness light sources.

**Outside Storage and display:** Outside storage and display is not permitted

**Parking:** Where parking is located in the front yard, the parking area shall be adequately landscaped to the satisfaction of the Development Authority.

**Connectivity:** Pedestrian pathway connections to and between buildings shall be provided.

**Supplementary Regulations:** All uses must also comply with the regulations in Schedule B.

**DIRECT CONTROL DISTRICT - 1 (DC1)**

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General Purpose:	To provide for a range of agricultural uses engaged in production and distribution of products, which may require an indoor storage component.
Permitted Uses:	Building supply centres Greenhouses, commercial Light manufacturing Office support services Offices Public utility buildings <b>Sales and service outlets for automobiles, trucks, recreation vehicles or manufactured homes, and Auto Wrecking Yards.</b> Warehousing
Discretionary Uses:	Agri-food services Accessory uses Detached dwellings Greenhouses (wholesale only) Lumber Yards Open storage yards Parking facilities for uses in this District Signs
General Regulations:	<p>The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land subject of this Bylaw.</p> <p>The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.</p> <p>Part One (General), and Part Two (Development Permits, Contravention and Appeal) of the Land Use Bylaw No. 2007 shall apply unless otherwise specified in this Bylaw.</p>
The following regulations apply:	
Minimum Front Yard:	6 m (19.7 ft)
Minimum Side Yard:	6 m (19.7 ft)
Minimum Rear Yard:	6 m (19.7 ft)
Maximum Parcel Coverage:	80%
Maximum Number of Dwelling Units:	1 (one)

Landscape Requirements: Soft landscaping shall be provided within the boulevard and at a minimum depth of 6 m (19.7 ft) from the front property line along the frontage of the parcel.

Maximum Building Height: 12 m (39.4 ft)

Performance Standards: No use or operation shall cause or create conditions that may be objectionable beyond the boundaries of this District, such as noise, odour, surface or groundwater pollutants, earthborne vibrations, heat, or high brightness light sources.

The Development Authority shall have regard to the most current *Guidelines for New Development in Proximity to Railway Operations* when considering applications for development.

Parking: Where parking is located in the front yard, the parking area shall be adequately landscaped to the satisfaction of the Development Authority and shall comply with the "Industry" parking provisions in Schedule B, of the Land Use Bylaw No. 2007.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

All development permit applications on the subject parcel shall be circulated to the right-of-way holder / pipeline operator for review and comment.

Definitions: "Agri-food service" means a service that engages in the production and distribution of food products that includes suppliers, producers, and transporters. These operations are intended to primarily use agricultural products that are produced on site and shall have minimal off-site impacts. This may include, but is not limited to, services such as flour mills, aquaculture, packaged food production, etc.

pt 1



FOR OFFICE USE ONLY	
Date of Receipt <u>April 8, 2021</u>	Accepted by <u>CF</u>
Fee Submitted	File No.
Decision	

## Land Use Re-designation

### Application Form, Checklist and Fee Schedule

The following information is necessary to facilitate a thorough evaluation and timely decision on your application. To expedite the evaluation, all material submitted must be clear, accurate and legible. Only complete applications will be accepted. Thank you for your cooperation. Please be advised that the information and materials required by the "Application Checklist" is part of this application.

#### APPLICANT/OWNER INFORMATION

Name of Applicant Hutto Developments Email cotter@altamixconcrete.com

Mailing Address (include postal code) Box 3005 Didsbury, AB  
Tomowo

Telephone (B) 403 415-5502 (H) \_\_\_\_\_ Fax \_\_\_\_\_

Registered Owner (if not applicant) \_\_\_\_\_

Mailing Address (include postal code) \_\_\_\_\_

Telephone (B) \_\_\_\_\_ (H) \_\_\_\_\_ Fax \_\_\_\_\_

#### LEGAL DESCRIPTION

Lot 2 Block 5 Plan 0212977 in the NE 1/4 section 17 Township 30 Range 1  
West of the 5 meridian

Municipal Address (if applicable) \_\_\_\_\_

Total area of the above parcel of land to be subdivided is \_\_\_\_\_ hectares ( 7.69 acres)

#### AMENDMENT PROPOSED


Existing Land Use Designation (according to the Land Use Bylaw) VR

Proposed Land Use Designation R1, R2, PUL, MR


To accommodate (describe the proposed development) \_\_\_\_\_

residential lots, storm water pond, green space and walking path

**REGISTERED OWNER OR PERSON ACTING ON HIS/HER BEHALF**

I  hereby certify that ☒ I am the registered owner  
(please type or print full name) ☐ I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for land use re-designation.

  
Signed

Apr. 6/2021  
Dated

The Homestead ASP offers a new residential neighbourhood that provides an array of housing types to appeal to a variety of future residents. Homestead will have a variety of options for those residents looking for detached homes while allowing the flexibility to accommodate accessory suites. The proposed development will also offer the potential for duplexes, semi-detached dwellings, attached dwellings, four-plexes and six-plexes. The northern end of the Plan area will provide for manufactured homes and the required common storage area.

The Town of Carstairs MDP indicates that the community's preference has predominantly been low density single-family housing; however other forms of housing such as semi-detached and row houses are gaining in popularity. The following goal from section 6.2 of the MDP is met by the ASP:

- to facilitate a variety of housing opportunities of densities that meet the needs and preferences of all household types and income levels.

The vision for the Homestead ASP incorporates the underlying theme of sustainability in providing for a variety of options to the traditional detached dwellings predominantly found in the Town of Carstairs. The objectives listed below support the vision of the Homestead ASP:

- To create an inclusive residential neighbourhood that provides housing opportunities for a broad range of ages, lifestyles and income levels
- To provide parks and linear open spaces for community gatherings and connections to adjacent developments

- To provide pedestrian connectivity to adjacent developments and along major thoroughfares
- To provide active and passive opportunities for recreation
- To provide a range of housing options to consumers
- To ensure cost-effective and contiguous infrastructure
- To provide the opportunity for a multi-generational community
- The principles of Crime Prevention Through Environmental Design (CPTED) will be taken into consideration to help create a safe and secure neighbourhood





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0029 502 532           0212977;5;2           191 043 889

LEGAL DESCRIPTION  
PLAN 0212977  
BLOCK 5  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 13.58 HECTARES (33.56 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;1;30;17;NE

MUNICIPALITY: TOWN OF CARSTAIRS

REFERENCE NUMBER: 131 033 778

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 043 889	04/03/2019	TRANSFER OF LAND	\$812,500	CASH & MORTGAGE

OWNERS

HUTTCO DEVELOPMENTS INC.  
OF BOX 3005  
DIDSBURY  
ALBERTA T0M 0W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 318 143	11/09/2002	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF CARSTAIRS. C/O PARKLAND COMMUNITY PLANNING SERVICES SUITE 404, 4808 ROSS STREET RED DEER ALBERTA T4N1X5

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 191 043 889

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS  
-----

021 318 144 11/09/2002 CAVEAT  
RE : DEFERRED SERVICES AGREEMENT  
CAVEATOR - THE TOWN OF CARSTAIRS.  
BOX 370  
CARSTAIRS  
ALBERTA TOMONO

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 11 DAY OF  
FEBRUARY, 2021 AT 08:00 A.M.

ORDER NUMBER: 41012468

CUSTOMER FILE NUMBER:

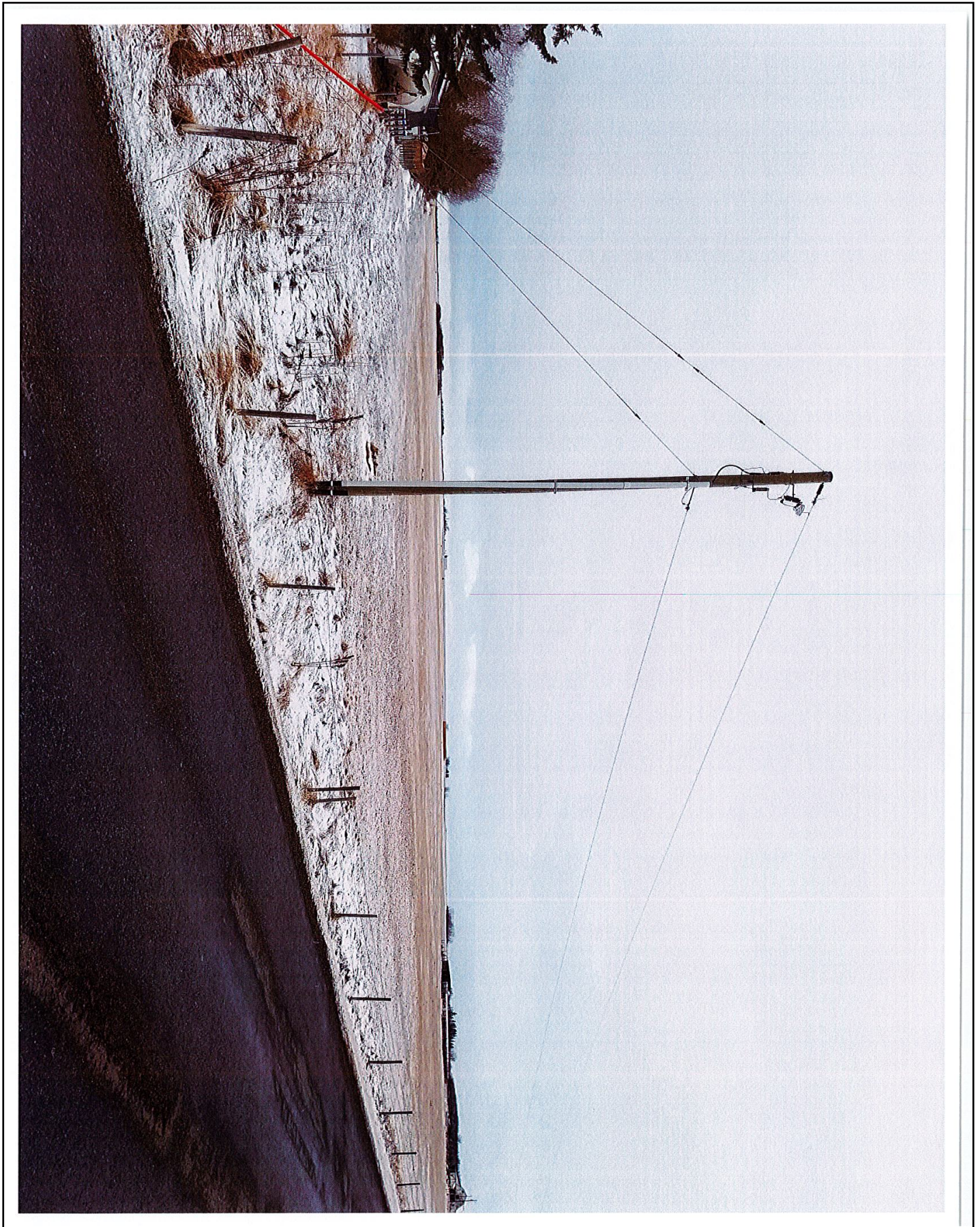


\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
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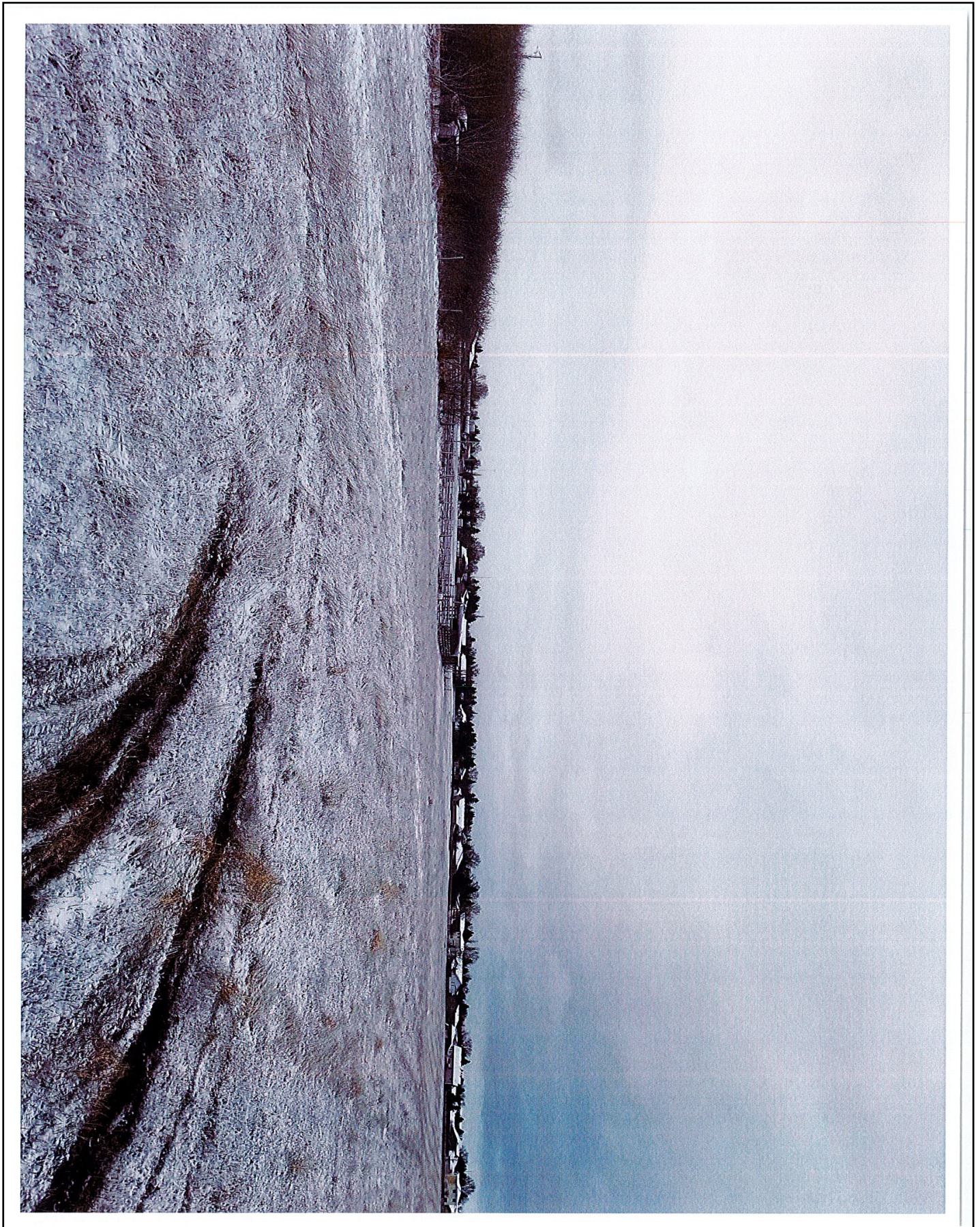










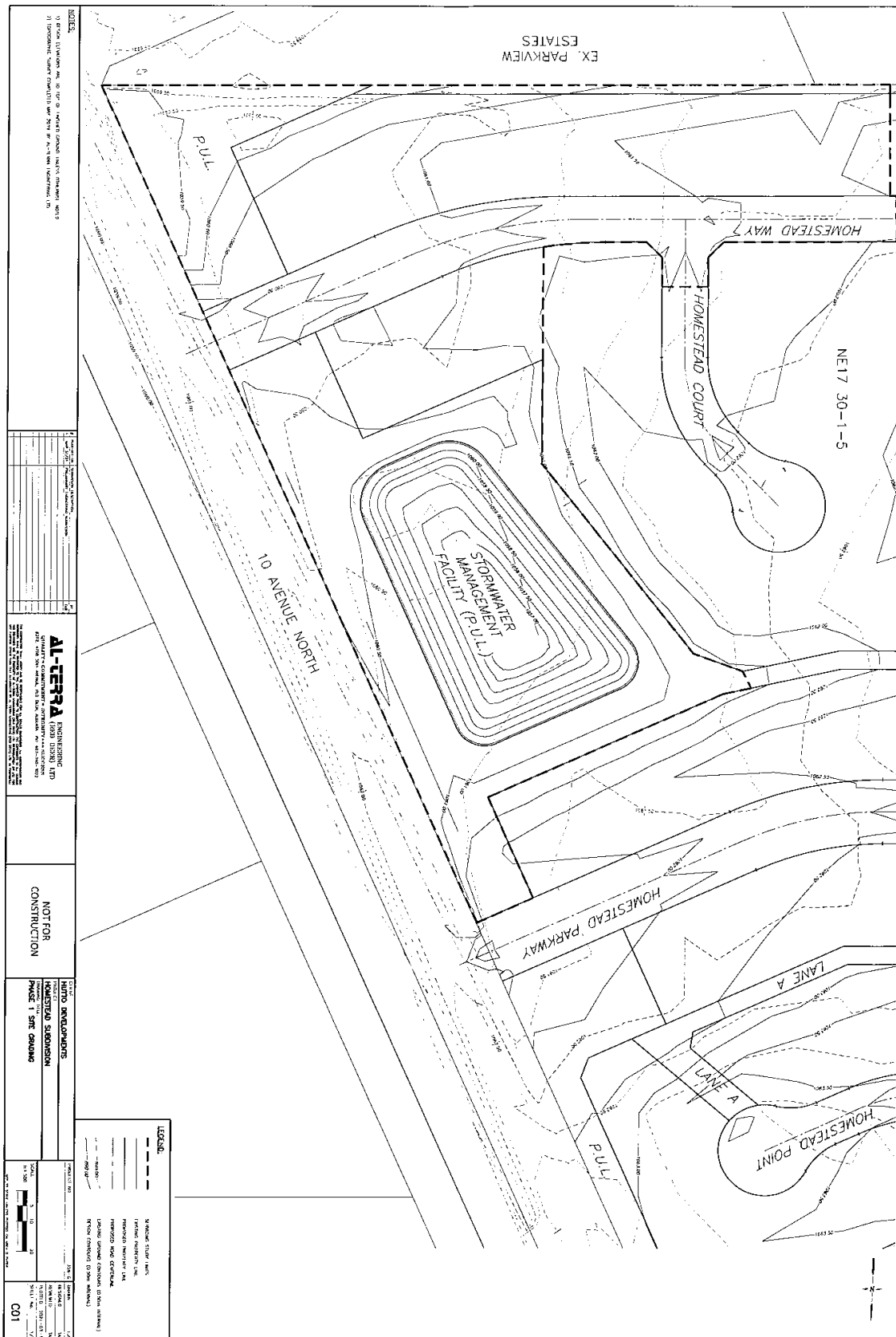
















Box 370  
Carstairs, AB T0M 0N0  
Phone: 403-337-3341  
Fax: 403-337-3343  
www.carstairs.ca

**ACCOUNTS RECEIVABLE VOUCHER**

Payable By: Huttco Development  
Box 3005  
Didsbury, AB T0M 0W0

Date	GL #	Description	Amount
April 8/2021	1-66-00-415-0	Subdivision Phases 1A and 5 Homestead	
		Based on 22 lots	
		Flat Fee 1st 5 lots	2,000.00
		\$200 each additional lot (17 lots)	3,400.00
		Land Use Redesignation Based on 22 lots	
		Flat Fee 1st 5 lots	2,500.00
		\$250 each additional lot (17lots)	4,250.00
		Endorsement Fees	
		\$300 per lot for the first 10 lots	3,000.00
		\$100 each additional lot (12 lots)	1,200.00
		\$250 each for Phase Approvals (2 Phases)	500.00

Subtotal: 16,850.00

GST: 842.50

**TOTAL PAID: \$17,692.50**

Approved Signature





Mobile  
park

FOR OFFICE USE ONLY	
Date of Receipt <u>April 8, 2021</u>	Accepted by <u>[Signature]</u>
Fee Submitted	File No. <u>LUR 01-2021</u>
Decision	

## Land Use Re-designation

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 Mailing Address (include postal code) Box 3005 Didsbury, AB  
TO MOWO

Telephone (B) 403-415-5502 (H) \_\_\_\_\_ Fax \_\_\_\_\_

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Mailing Address (include postal code) \_\_\_\_\_

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Proposed Land Use Designation RMH, PUL, MR

To accommodate (describe the proposed development) manufacture home park, rented lots

**REGISTERED OWNER OR PERSON ACTING ON HIS/HER BEHALF**

I Cathy H. H. hereby certify that ☒ I am the registered owner  
(please type or print full name) ☐ I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for land use re-designation.

  
Signed

Apr. 6 2021  
Dated



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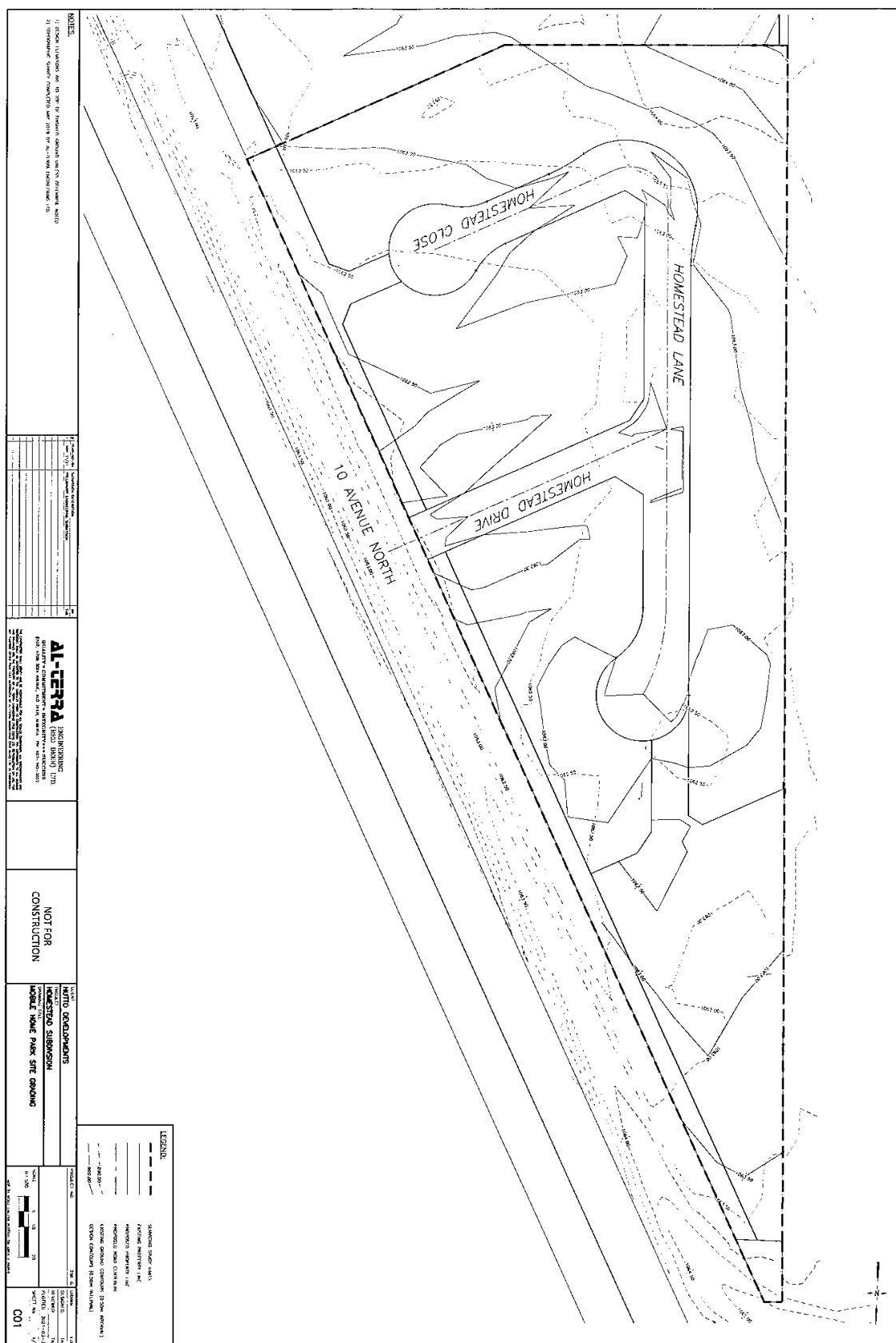
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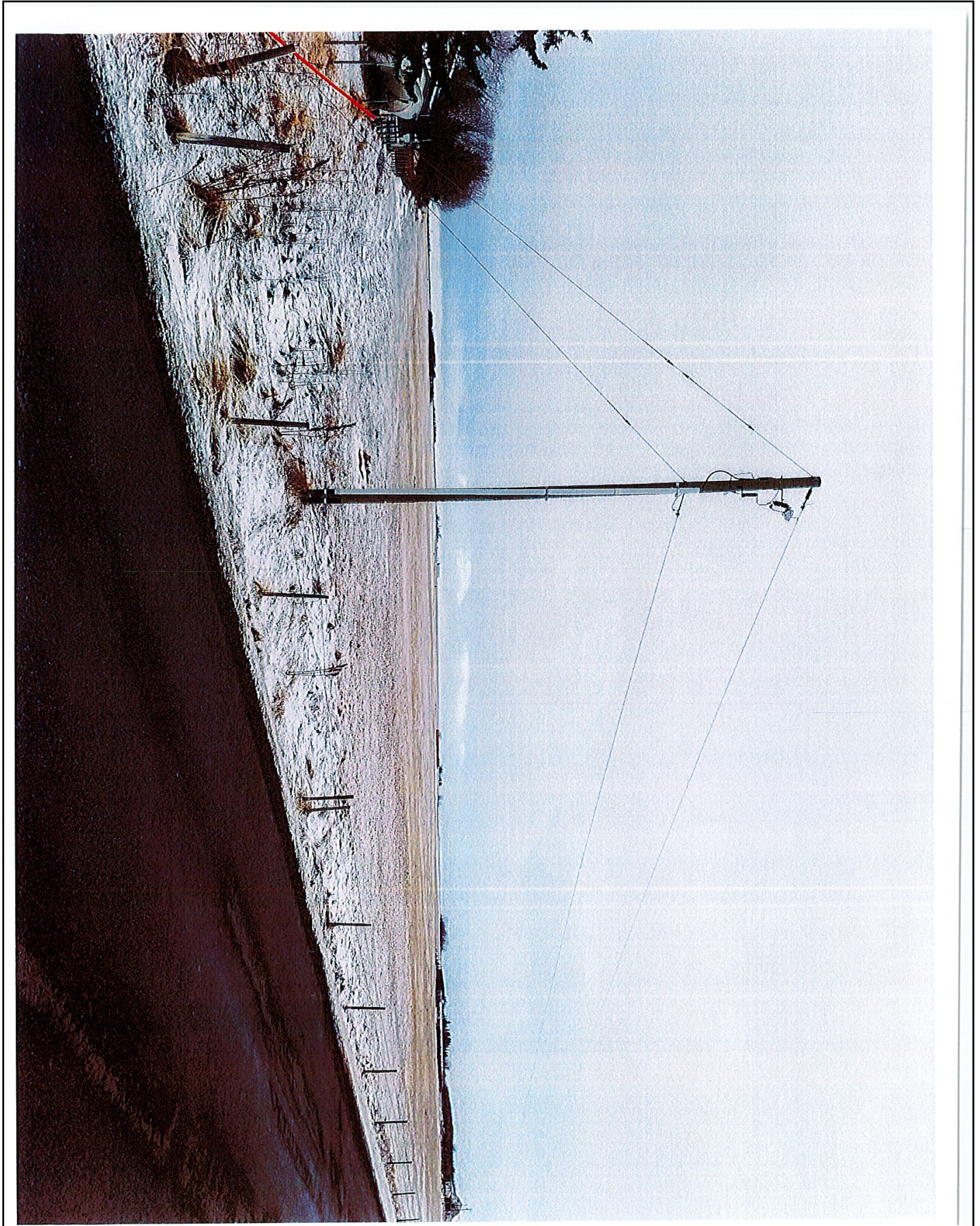
- To create an inclusive residential neighbourhood that provides housing opportunities for a broad range of ages, lifestyles and income levels
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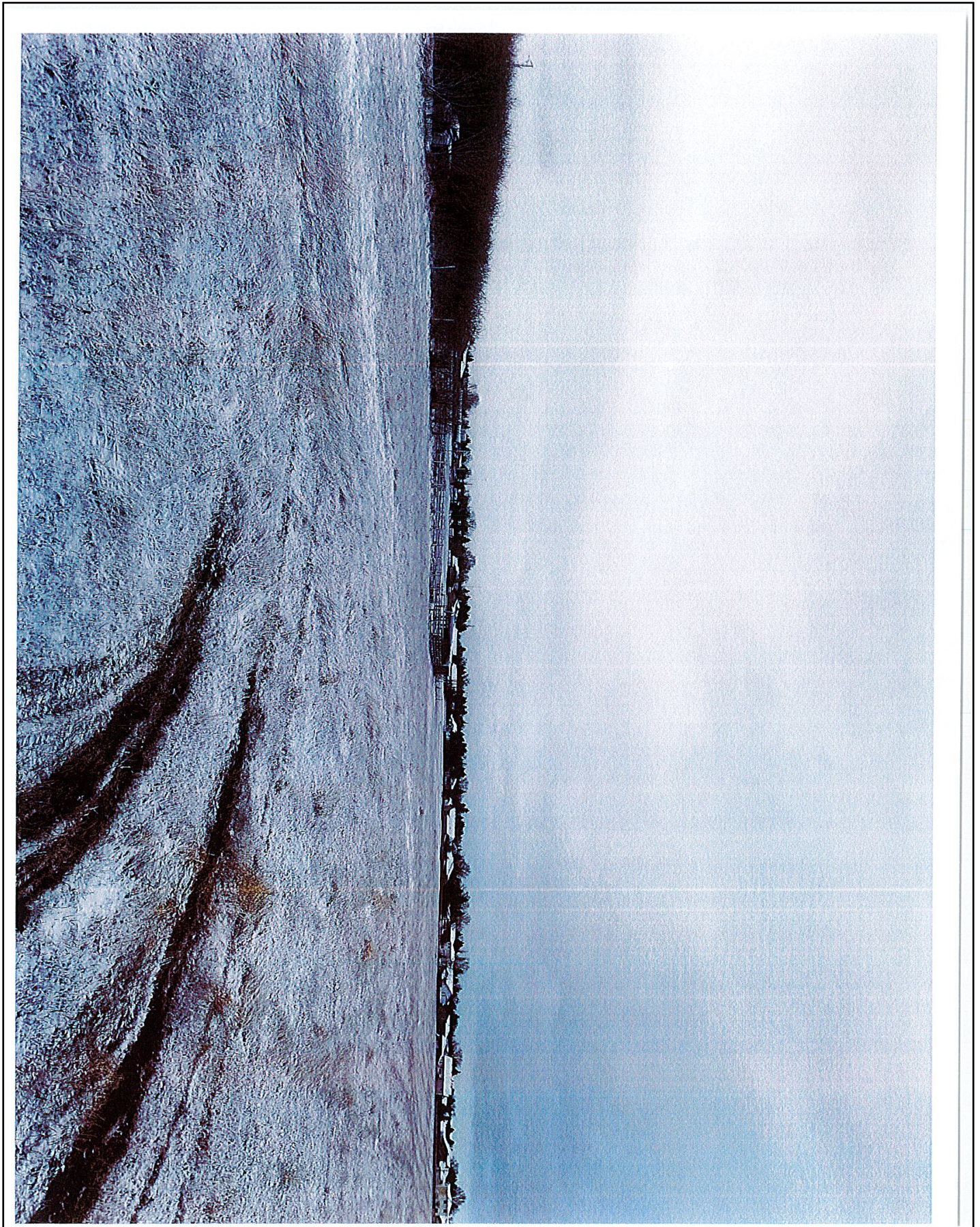




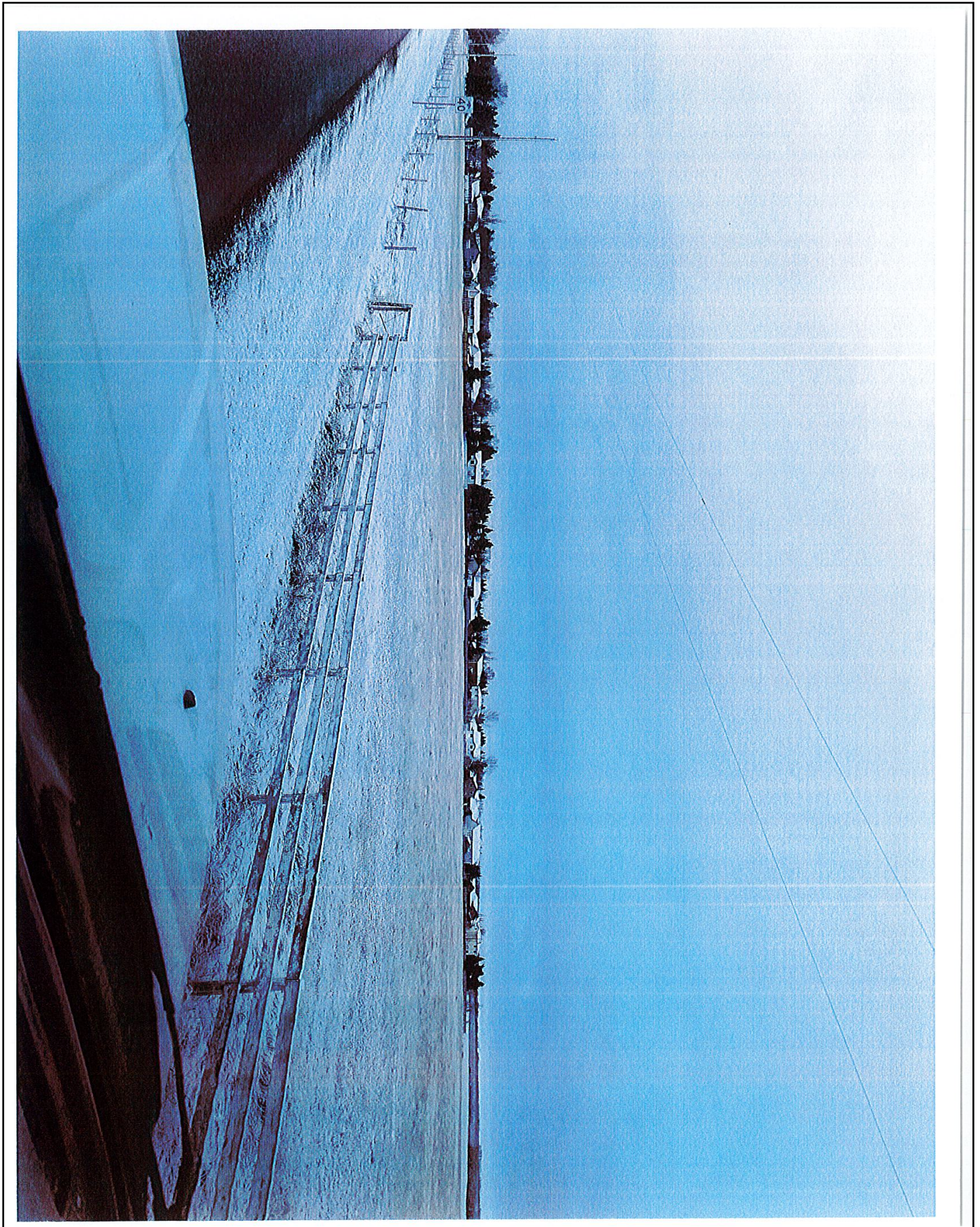


















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Phone: 403-337-3341  
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Payable By: Huttco Development  
Box 3005  
Didsbury, AB T0M 0W0

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		\$100 each additional lot (12 lots)	1,200.00
		\$250 each for Phase Approvals (2 Phases)	500.00

Subtotal: 16,850.00

GST: 842.50

**TOTAL PAID: \$17,692.50**

Approved Signature

May 8, 2021

Town Of Carstairs,

I was very disappointed to receive the revised Homestead development plan to see that nothing significant has changed. I bought my home in 2017 because it was unique, I could have bought a home that bumped up to neighbours in many other areas of this town but I chose an older neighbourhood that had privacy. I understood that a residential community could be built behind me but never for a minute thought the town or the developers would think it was okay to put someone else's back yard onto mine. I left the last meeting feeling that we had been heard and a buffer, or alley or walkway would be put into the plan. Having our fence lines meet even with the new builds having larger yards and a area that they cannot build on DOES NOT CREATE THE BUFFER ANY OF US WERE LOOKING FOR. I support the new community and the choices it creates for homes to live in Carstairs but please respect the uniqueness of our current properties by creating a buffer. I have never owned a home that backed onto someone else's yard nor do I ever want to. I feel like the town and developer should be able to accommodate this request easily.

I pay taxes and contribute to the community so at least respect the long time privacy all of us on the property line have come to rely on. We are the current residence and owners in this town please keep that in mind. I don't think asking for a buffer is too much to ask, and I honestly will try and sell if that can't be done for us. I don't want to live in a community where this is how we would be treated. I know my neighbour who has been in his home for many years said they were always told there would be a buffer when the time came to build. Create this new community with the old communities best interest in mind.

Thank you,



Michelle Hebert  
108 Murray Bay



May 18, 2021

Parkview Estates is a beautiful R1 zoned, well established community. Many residents have lived in their homes for over 20 years, before the Homestead acreage was ever annexed for town use. They modified their north facing back yards to monopolize the amazing acreage view that they have enjoyed for many years.

The Homestead plans shows that the new R1 homes will be encroaching right up to the fence lines of our neighborhood. Many of the residents that live here are seniors and plan on living out the rest of their years in their homes, which for many is their greatest asset. Sadly, there are home owners that are dealing with on going health problems such as cancer, stroke, heart issues, dementia, and other issues. They do not have the emotional stamina to keep coming to town council forums to continually present their ongoing objections and concerns with this new subdivision.

Our greatest concerns with the HOMESTEAD development are:

#1. We do not agree with having the new R1 home's fence lines backing up to our already established yards. This will cause a negative effect on the existing yards as the view, lack of sunlight, and claustrophobia of many homes squishing up to our fence lines, will cause undo psychological distress. This will also create an adverse effect to our re-sale value of our properties. We have already approached the town to implement an adequate buffer zone of at least 20 feet to provide breathing space and a clear distinction between the two subdivisions.

Also, this area is considered a flood zone and it is imperative that proper drainage is established in order for pooling of water to properly drain off the land and not back up into basements.

Personal safety is another huge issue. Once the new homes are completed we will only have one way of existing our properties in case of emergency situation as we won't be able to escape through our backyards when two fences are backing onto each other.

#2. We would like to see strict architectural control of the new R1 homes so that they are built to superior standers to enhance the re-sale value of our existing homes instead of shoddy workmanship that will devalue our homes.

#3. Most importantly is that the town needs to fully scrutinizes the upcoming new owner of this development (as this land is currently being sold by the existing owner) to ensure that he indeed is a qualified developer with enough monies to carry him through all the costly infrastructure that he will need to be responsible for. Once construction starts, we expect quality work done in a timely fashion so that we are not continually being disturbed in our quiet community and being caused on going stress.



Sincerely,  
Lynn and Michael Skena