

**MINUTES OF THE PUBLIC HEARING MEETING
BYLAW NO. 2060 – LAND USE BYLAW
MONDAY, MAY 12, 2025, 6:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES:	Mayor Colby; Councilors Allan, Ball, Ratz, Roberts, & Wilcox; Director of Legislative & Corporate Services Shannon Allison; Director of Planning & Development Kirk Williscroft; CAO Rick Blair & Executive Assistant Kayleigh Van Es
ABSENT:	Councilor Fricke
CALL TO ORDER:	Mayor Colby called the Public Hearing of Monday, May 12, 2025, to order at 6:00 p.m.
PURPOSE:	1. Bylaw No. 2060 - Land Use Bylaw The purpose of this Public Hearing is to receive and consider; Bylaw No. 2060 to regulate the use and development of land and buildings within the Town of Carstairs in accordance with the provisions of the Municipal Government Act (MGA).
DELEGATIONS:	1. Brian Conger-ISL Engineering & Kirk Williscroft-Director of Planning & Development B. Conger and K. Williscroft submitted a report on the Town of Carstairs' comprehensive update to its Land Use Bylaw (LUB), which had not been fully revised since 2007. The update was undertaken to reflect 18 years of change, modernize development processes, and introduce greater flexibility to accommodate evolving trends. The process followed four key stages: assessing community and administrative needs, drafting the bylaw section by section, engaging the public through surveys and virtual open houses, and making final adjustments based on legal and agency reviews. Notable changes include shifting discretionary use decisions from the Municipal Planning Commission to development staff, expanding variance authority, updating parking and signage regulations, and improving clarity through reorganization and modernized definitions and land use districts. The final bylaw is clearer, more user-friendly, and better aligned with current practices and legislation. Brian Conger, Community Planning Manager with ISL, is a specialist in intermunicipal zoning and has led the development of more than ten Land Use Bylaws. Councilors Allan, Ball, and Roberts had no questions and expressed their appreciation for the modernization of the Land Use Bylaw. Councillor Ratz asked if the 18 replies to the virtual open house were usual for a town the size of Carstairs; B. Conger verified that this level of interaction is normal. Councillor Wilcox highlighted the value of engaging 227 participants and 18 survey responses, noting it gave residents a real chance to provide feedback. She called the bylaw a significant improvement and said that while some found the language challenging, it remains accessible for a legal document. Mayor Colby thanked the presenters on behalf of Council, noting the bylaw's readability and the success of the virtual open house.
PUBLIC QUESTION PERIOD:	Nil
ADJOURNMENT:	Motion by Councilor Ball to adjourn the Public Hearing meeting of May 12, 2024, at 6:18 p.m.

CARRIED


Lance Colby, Mayor


Rick Blair, CAO