

**MINUTES OF THE PUBLIC HEARING MEETING  
BYLAW NO. 2039 CARSTAIRS LINKS LAND USE REDESIGNATION  
MONDAY, MARCH 11, 2023, 6:30 P.M.  
CARSTAIRS MUNICIPAL OFFICE**

**ATTENDEES:** Deputy Mayor Allan, Councilors Ball, Fricke & Roberts, & Wilcox  
Director of Legislative & Corporate Services Shannon Allison, Director  
of Planning & Development Kirk Williscroft, CAO Rick Blair, &  
Executive Assistant Kayleigh Van Es

**ABSENT:** Mayor Colby, Councilor Ratz

**CALL TO ORDER:** Deputy Mayor Allan called the Public Hearing of Monday, March 11,  
2024, to order at 6:34 p.m.

**PURPOSE:** **1. Bylaw No. 2039 Carstairs Links Land Use Redesignation**  
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 0.54 hectares (1.34 acres) of land from R1 (Low  
Density Residential – Single Detached District) to R2 (Low Density  
Residential – Two Dwelling District), located in Lots 13 – 22, Block 7,  
Plan 141 3119.

**DELEGATIONS:** **Director of Planning & Development - Kirk Williscroft**  
K. Williscroft provided the Land Use Redesignation Report. The  
applicant proposes to redesignate NE ¼ Sec. 17 Twn. 30 Range. 1,  
W5M, Lots 13-22 Block 7 Plan 1413119 from Low Density  
Residential-Single Detached District (R1) to Low Density Residential-  
Two Dwelling District (R2). The proposed land use redesignation is  
intended to permit semi-detached residential units. The relevant  
parcels were originally partitioned into nine parcels in accordance with  
the R1 Land Use District. This LUR application was submitted  
concurrently with a subdivision application, which seeks to divide the  
subject lots into 17 units. The subject site is 0.54 ha (1.34 acres) in  
size and is located in north Carstairs. The subject parcels are adjacent  
in the north to undeveloped lands, in the east to residential dwellings  
along Beckner Crescent, in the south to industrial development, and  
in the west to undeveloped land that is part of the Carstairs Links Area  
Structure Plan. The subject parcels are located within the Carstairs  
Links Area Structure Plan.

**PUBLIC QUESTION PERIOD:** **Trevor Marshall of 803 Beckner Crescent**  
The speaker expressed dissatisfaction with 18 residents who didn't  
receive redesignation notifications, arguing that precedent had been  
set when all 30 landowners and residents of Carstairs Links were  
acknowledged as neighbors. The speaker wishes the zoning remain  
R1, as additional traffic entering and departing Beckner Crescent  
poses a safety risk.

**Garry Dyck of 835 Beckner Cres**  
Stated hesitation to accept the plans as presented due to changes in  
ownership and non-compliance with the original guidelines. There  
was supposed to be a berm constructed, but it was never enforced.  
He notified Council of his concerns regarding traffic flow through the  
development, which only has 20 feet to allow two-way traffic putting  
pedestrians at risk. There is no place for a bus to make that turn, and  
the current garbage and recycling service, while excellent, will face  
similar challenges. He claims that no information has been provided  
to the residents concerning the parking and layout of these duplexes,  
thus they believe it is being kept from them. The bylaw should be held  
to the same standards as other subdivisions, and the owner requests  
reconsideration to ensure all parties are satisfied.

**Joan Mills of 806 Beckner Crescent**  
States she is opposing the redesignation of Beckner Crescent due to  
traffic, parking, and security concerns. Adding 17 more homes will  
result in overcrowding. Additionally, where will the children from the  
additional 17 residences go to school?

**Tracy Wright represents herself and Cecile Belliveau of 812  
Beckner Crescent**  
States that the redesignation will increase noise, traffic, and reduce  
privacy, with no resolution for crime control. Expressed concerns that  
the redesignation may affect property values, and requests Council  
to consider infrastructure, education, fire, and police services.



**Vic Yuschyshyn of 831 Beckner Crescent**

Expressed concerns regarding traffic, parking, and safety, with questions about square footage, structure plans, and off-street parking.

**Ute Pfalzgraf of 829 Beckner Crescent**

Concerns were raised about the barrier between Becker Cres and the industrial area, and the potential issue with snow clearing in the proposed R2 district.

**Diane Loroff of 807 Beckner Crescent**

Expressed concerns about safety. Requesting the installation of stop signs and a reduction in speed limit, as the lack of sidewalks poses a significant risk to residents and children.

**Garry Loroff of 807 Beckner Crescent**

Understands that the municipality requires a variety of housing types, but does not believe they should all be in the same development. Echoing the gallery's worries, he says R1 should continue as planned, and the Berm should be appropriately constructed to reduce industrial odours.

**John Martin of 821 Beckner Crescent**

Hopes Council can figure this out. We like it here, and we're all proud to be Carstairs residents.

Residents' concerns were addressed by K. Willisroft, who stated that the lots are currently 15 meters wide and will be 7 meters wide with a proposed sidewalk connecting existing pathways. Snow removal and weed control will continue as if in an R1 district. The lots will have the same setbacks as an R1 district. Councillor Wilcox's concerns about walkways and privacy were addressed, and the bus stop will be determined by Chinooks Edge. The berm will be built once the subdivision is finished. Councillor Wilcox inquired about the possibility of a decrease in property value due to development, but K. Willisroft was unaware of any such decrease. Councillors Ball and Roberts had questions about parking and garages, with each side of the duplex featuring an attached double car garage and a double car parking pad. Ryan Eidick, the subdivision's representative, mentioned that elevations are planned to be lower in the back of the property to ensure privacy. Each unit will be between 1400-1800 square feet.

**ADJOURNMENT:**

Motion by Councillor Wilcox to adjourn the Public Hearing meeting of March 11, 2023, at 7:33 p.m.

**CARRIED**

  
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Dean Allan, Deputy Mayor

  
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Rick Blair, CAO