



MINUTES - MUNICIPAL HISTORIC RESOURCES ADVISORY COMMITTEE
October 24, 2022, at 2:00 pm
Council Chambers, Coleman Municipal Office

<u>PRESENT:</u>	Chairman	Fred Bradley
	Board Member	Howard Vandenhoeft
	Board Member	Don Budgen
	Board Member	Samantha Palmer-Forrest
	Board Member	Gaston Aubin
	Board Member	Glen Girhiny, Councillor
	Board Member	Vicki Kubik, Councillor
	Development Officer	Katherine Mertz
	Development Officer	Kim Kozak
	Municipal Representative	Johan van der Bank

ABSENT: Brad Edmondson

1. CALL TO ORDER

Chairman Fred Bradley called the meeting to order at 2:004 pm

2. ADOPTION OF AGENDA

MOTION by Don Budgen to adopt the agenda, with the addition of DP2022-173.

CARRIED

3. ADOPTION OF MINUTES

MOTION by Glen Girhiny to adopt the minutes of September 26, 2022, as presented.

CARRIED

4. REQUEST FOR DECISIONS

4.1 Development Permits

- (a) DP2022-173 – Personal Services (Massage Therapist) at 2158 - 213 Street, Bellevue (permitted use development permit) and a window sign (exempted from the requirement to obtain a development permit).

MOTION by Howard Vandenhoeft that the Advisory Committee has no concerns.

CARRIED



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5. ROUND TABLE DISCUSSION

- 5.1 Heritage Designation Plaque - Brad Edmondson was not in attendance and this item was postponed to the next meeting.
- 5.2 Demystifying Historic Building Designation Workshop
- Fred Bradley circulated an agenda from a 2017 workshop that involved presenters from different vantage points (real estate, development, landowner, provincial government, other municipalities, architects).
 - The purpose of the workshop was to demystify the heritage designation process and address the myths and facts for landowners who may consider designation but do not understand the implications and the advantages.
 - It was discussed to hold another such workshop in 2023, involving a property insurance perspective, the experience of local developers (e.g. Court House) and landowners (e.g. Bellevue Inn, International Coal and Coke Office) who had recently been through the process, as well as the building Safety Codes Officer.
- 5.3 Heritage Incentives Sub-committee – a discussion followed about the next steps. This discussion circled back to the Demystifying Historic Building Designation Workshop, and also touched on the 2023 Municipal Budget. It was recognized that in order to encourage historic building owners to designate their properties, it may be beneficial to show them the bigger picture or the vision. This discussion flowed into the idea that Mainstreet Revitalization or beautification also includes municipal infrastructure, such as sidewalks, street trees and landscaping, street furniture, etc. The discussion recognized that, with the recent loss of the coal mining potential as a result of federal and provincial policies,



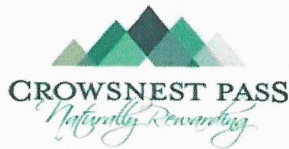
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Council's strategic plan is focussing on tourism as the future growth driver, and that it is not only prudent but necessary to prepare for this growth in a timely manner so that the challenges faced by other similar communities can be addressed. An Area Redevelopment Plan (ARP) is a statutory instrument (a bylaw) in the Municipal Government Act that is a comprehensive planning tool intended to address such matters. An ARP for a specific area, e.g. Downtown Blairmore, would address future growth potential, historic preservation, design guidelines and incentives to encourage landowners to preserve and upgrade their historic properties, the required municipal infrastructure upgrades, redevelopment levies and/or off-site levies to support the proposed redevelopment, policies to support the beautification and revitalization of downtown through economic growth opportunities, supported by affordable housing options, etc. It would give landowners the bigger picture vision of where Council is heading with the plan area, and as such may be an ideal tool to address the question of how to move forward with the proposed Heritage Incentives. Such a plan is prepared with significant public consultation by experts in land use, architecture, economic development, business revitalization, and infrastructure. It could be an expensive document to prepare.

- 1) **MOTION** by Vicki Kubik that the Advisory Committee recommends that Council requests the Alberta Government for \$1,000,000 of funding to support a pilot project to prepare an Area Redevelopment Plan and associated studies, municipal policies and municipal incentive programs to plan for, guide, accommodate and foster the Main Street business revitalization, the preservation of historic resources, and the expected



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tourism and associated economic growth in one or more areas of the Crowsnest Pass.

CARRIED

- 2) **MOTION** by Samantha Palmer-Forrest that the Advisory Committee forwards the above motion to Council for their consideration as part of the 2023 Municipal Budget.

CARRIED

5.4 2023 Municipal Budget

From the discussion on the items above, it was agreed that some items may have to proceed prior to or parallel with the bigger picture plans. These include the “Demystifying Historic Building Designation Workshop” and updating the design guidelines that support the Historic Commercial Areas Overlay District of the land use bylaw but ineffectively so – the latter project may qualify for provincial grant funding on a dollar-for-dollar basis. As a result:

MOTION by Don Budgen that the Advisory Committee requests that Council considers including in the 2023 Municipal Budget:

- 1) \$25,000 to update the 1991 Design Guidelines – The Crowsnest Pass Historic District; and
- 2) \$5,000 to host a “Demystifying Historic Building Designation Workshop”; and
- 3) That this request is forwarded to Council in a letter from the Advisory Committee.

CARRIED



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5.5 Board Recruitment – Fred Bradley, on behalf of the Advisory Committee, thanked Samantha Palmer-Forrest for her service on the Advisory Committee and wished her all the best in her future endeavours.

6. NEXT MEETING DATE(S)

- Monday, November 21, 2022, at 2:00 PM in Council Chambers, Municipal Office.
- December – possibly the 12th or the 19th.

7. ADJOURNMENT

MOTION by Gaston Aubin to adjourn the meeting at 3:40 pm

CARRIED

Approved by:

Fred Bradley, Chair

Date