

**PROPOSED BYLAW NO. 1182, 2024**

As a step to implement the Municipal Development Plan Growth Strategy, Bylaw 1182, 2024 proposes to combine the existing Non-Urban Commercial Recreation Districts (NUCR-1 and NUCR-2) into one district renamed as Non-Urban Tourism Accommodation & Recreation (NUTAR) and establish a new Urban Tourism Accommodation & Recreation (UTAR) District.

The Bylaw impacts nineteen (19) properties that are currently either operating existing resort or camping accommodations, recreation facilities, RV storage, or are currently undeveloped and are identified in 2.1-2.16, 3, 4 and 6 of the Bylaw.

Bylaw 1182, 2024 does not identify any properties for new proposed development. If new development were to be proposed, the landowner would be required to make a Land Use Amendment application which would include a public hearing prior to any parcel of land being rezoned to either of the Non-Urban Tourism Accommodation & Recreation (NUTAR) or Urban Tourism Accommodation & Recreation (UTAR) land use districts.

**NOTICE OF PUBLIC HEARING  
MUNICIPALITY OF CROWSNEST PASS  
IN THE PROVINCE OF ALBERTA  
PROPOSED BYLAW NO. 1182, 2024**

7:00pm, May 28, 2024  
Municipality of Crowsnest Pass Council Chambers  
8502 – 19 Avenue, Coleman

PURSUANT to sections 216.4, 606, and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Municipality of Crowsnest Pass in the Province of Alberta hereby gives notice of its intention to consider proposed Bylaw No. 1182, 2024, being a bylaw to amend Bylaw No. 1165, 2023, being the municipal land use bylaw.

The purpose of the proposed amendments is to eliminate the duplication of the existing “Non-Urban Commercial Recreation – NUCR-1 District” and the “Non-Urban Commercial Recreation – NUCR-2 District” by combining them into one consolidated and renamed “Non-Urban Tourism Accommodation and Recreation – NUTAR District” (this is a renaming only), establish a new “Urban Tourism Accommodation and Recreation – UTAR District”, establish standards of development, parking regulations, land use definitions and administrative definitions, provide for the opportunity to continue to use existing tourism accommodations, a recreational facility, and an RV storage facility in accordance with the “Non-Urban Tourism Accommodation and Recreation – NUTAR District” (2.1 - Island Lake Christian Retreat Centre, 2.2 - Hatchet Creek Campground, 2.3 - Eckardt’s Tecumseh Mountain Resort, 2.4 - Crowsnest River RV Park, 2.5 - Crowsnest Mountain Resort/The Nest, 2.6 - Green Mountain RV Park, 2.7 - Kenai Acres, 2.8 - Goat Mountain Getaway, 2.9 - Adanac Adventures, 2.10 - Crowsnest Pass Campground RV Storage, 2.11 - Crowsnest Pass Golf Course), rename the districts of three parcels that are developed with private residences (and which will be brought into compliance under a separate bylaw in the future - 2.12, 2.13, 2.14), rename the districts of four undeveloped parcels: (2.15 - Northback, and 2.16 - Crown Land), bring three parcels into conformance with the land use bylaw by rezoning them to the correct land use district (as shown in Schedule B,C, D), and provide the opportunity for the potential future development of new tourism accommodations in the “Urban Tourism Accommodation and Recreation – UTAR District” and the “Non-Urban Tourism Accommodation and Recreation – NUTAR District”.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1182, 2024 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00pm on May 28, 2024. A copy of the proposed bylaw may be inspected at the municipal office during normal business hours. Anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: [bonnie.kawasaki@crowstpass.com](mailto:bonnie.kawasaki@crowstpass.com) with the bylaw number and public hearing date clearly marked in the subject line no later than 12:00pm on May 14, 2024. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

For questions regarding the proposed Bylaw Amendment please contact the Development Officer by calling 403-562-8833 or emailing [development@crowstpass.com](mailto:development@crowstpass.com).

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 24th day of April, 2024.

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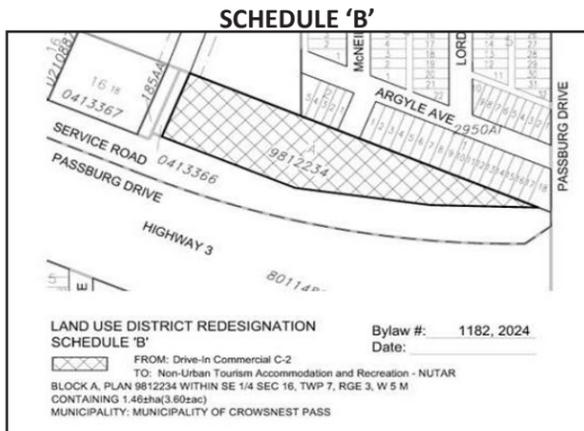
The purpose of the proposed amendment is to bring Crowsnest Pass Campground at 23751 Passburg Drive into conformance with the land use bylaw by rezoning Plan 9812234, Block A within 5;3;7;16;SE, containing ±1.46 ha (3.6 acres), from “Drive-in Commercial – C-2” to “Non-Urban Tourism Accommodation and Recreation – NUTAR District”.

----- as shown in attached Schedule ‘B’ -----

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1182, 2024 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00pm on May 28, 2024. A copy of the proposed bylaw may be inspected at the municipal office during normal business hours. Anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: [bonnie.kawasaki@crowstpass.com](mailto:bonnie.kawasaki@crowstpass.com) with the bylaw number and public hearing date clearly marked in the subject line no later than 12:00pm on May 14, 2024. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

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The purpose of the proposed amendment is to bring Crowsnest Lake Bible Camp, no civic address, into conformance with the land use bylaw by rezoning a portion of NE;6;8;5;W5 containing ±11.95 ha (29.5 acres) LINC 0021 597 183, from “Non-Urban Area – NUA-1 District” to “Non-Urban Tourism Accommodation and Recreation – NUTAR District”.

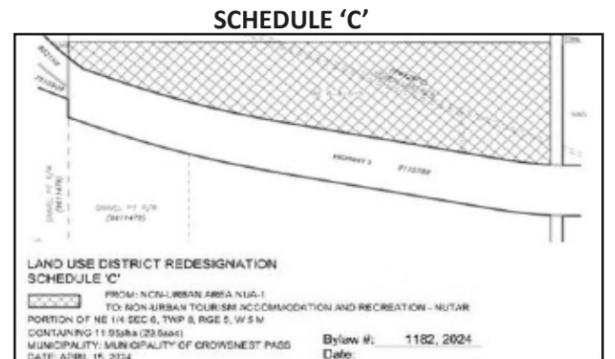
----- as shown in attached Schedule ‘C’ -----

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1182, 2024 will be held in the Municipality of Crowsnest Pass Council Chambers. at 7:00pm on May 28, 2024. A copy of the proposed bylaw may be inspected at the municipal office during normal business hours. Anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: [bonnie.kawasaki@crowstpass.com](mailto:bonnie.kawasaki@crowstpass.com) with the bylaw number and public hearing date clearly marked in the

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The purpose of the proposed amendment is to bring Lost Lemon Campground at 11001 19 Ave, Blairmore into conformance with the land use bylaw by rezoning Plan 8211466, Block A, Lot 1 within 5;4;8;3;SE, containing ±1.33 ha (3.29 acres) from “Drive-in Commercial – C-2” to “Urban Tourism Accommodation and Recreation – UTAR District”.

----- as shown in attached Schedule ‘D’ -----

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1182, 2024 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00pm on May 28, 2024. A copy of the proposed bylaw may be inspected at the municipal office during normal business hours. Anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: [bonnie.kawasaki@crowstpass.com](mailto:bonnie.kawasaki@crowstpass.com) with the bylaw number and public hearing date clearly marked in the subject line no later than 12:00pm on May 14, 2024. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

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