

Municipality of Crowsnest Pass AGENDA Regular Council Meeting Council Chambers at the Municipal Office 8502 - 19 Avenue, Crowsnest Pass, Alberta Tuesday, April 15, 2025 at 1:00 PM

## 1. CALL TO ORDER

## 2. ADOPTION OF AGENDA

## 3. CONSENT AGENDA

- 3.a Minutes of the Crowsnest Pass Senior Housing Board of February 18, 2025.
- 3.b Minutes of the Municipal Planning Commission of February 26, 2025.
- 3.c Letter received from Honourable, Ric McIver, Minister of Municipal Affairs.
- 3.d Letter received from Honourable, Joseph Schow, Minister of Tourism and Sport of Alberta
- 3.e Introduction to FortisAlberta's PSPS Council Brief

## 4. ADOPTION OF MINUTES

4.a Minutes of the Council Meeting of April 1, 2025

## 5. PUBLIC HEARINGS

- 5.a Bylaw 1217, 2025 Land Use Bylaw Amendment Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village (CSV) to Recreation and Open Space (RO-1) -*Public Hearing*
- 5.b Bylaw 1220, 2025 Road Closure Bylaw Public Hearing

## 6. **DELEGATIONS**

Delegations have 15 minutes to present their information to Council excluding questions. Any extension to the time limit will need to be approved by Council.

- 6.a Livingstone Range School Division Update on LRSD's work within our Municipality.
- 6.b Northback Update Mike Young, CEO

## 7. REQUESTS FOR DECISION

- 7.a Bylaw 1215, 2025 Fees, Rates and Charges Bylaw Second & Third Reading
- 7.b Bylaw 1216, 2025 2025 Property Tax Rates Bylaw Second & Third Reading
- 7.c Bylaw 1217, 2025 Land Use Bylaw Amendment Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village (CSV) to Recreation and Open Space (RO-1) -

Second and Third Reading

- 7.d Bylaw 1219, 2025 Municipal Reserve Designation Bylaw designate Lot 49, Block 1, Plan 081 2254 as "Municipal Reserve" - *Second and Third Reading*
- 7.e Bylaw 1221, 2025 Redesignate the lands legally described as: a portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3"; and Lot 35, Block 2, Plan 831 1587, containing 0.38 ha (0.9 acres), from "Non-Urban Area – NUA-1" to "High Density Residential – R3" and; Lot 15, Block 7, Plan 111 2697, containing ±2.19 ha (5.4 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3" - Second and Third Reading
- 7.f Bylaw 1222, 2025 Amending the Procedure Bylaw *First Reading*
- 7.g Service Areas Update
- 7.h Bellevue Infrastructure Approval

## 8. COUNCIL MEMBER REPORTS

## 9. PUBLIC INPUT PERIOD

Each member of the public has up to 5 minutes to address Council. Council will only ask for clarification if needed, they will not engage in a back and forth dialogue.

## **10. COUNCILOR INQUIRIES AND NOTICE OF MOTION**

## 11. IN CAMERA

11.a Economic Interests of the Public Body - Land Sales Application - FOIP Act Section 25 11.b Economic Interests of the Public Body - Land Sales Application - FOIP Act Section 25

## **12. ADJOURNMENT**



Meeting Date: April 15, 2025

Agenda #: 3.a

Subject: Minutes of the Crowsnest Pass Senior Housing Board of February 18, 2025.

**Recommendation:** That Council accept the Minutes of the Crowsnest Pass Senior Housing Board of February 18, 2025 as information.

## **Executive Summary:**

Minutes of Internal Boards and Committees are provided to Council at the subsequent meeting for Council's information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

## **Discussion:**

The Crowsnest Pass Senior Housing Board provides their minutes to keep Council apprised of Senior Housing activities in the community.

Analysis of Alternatives: n/a

Financial Impacts: n/a

Attachments: 2\_-\_February\_18\_\_2025.pdf



PO Box 580, Coleman, AB Tel: 403.562.2102 Fax: 403.562.2106

# BOARD MEETING MINUTES February 18, 2025

A regular meeting of the Management Body of Crowsnest Pass Senior Housing (CPSH) was held on Tuesday, February 18, 2025, at 11:00 a.m. at Peaks to Pines in Coleman, Alberta.

## ATTENDEES:

Deb Ruzek: Board Chairperson, Marlene Anctil: Vice Chair, Dean Ward: Municipal Councillor, Shelley Price: Chief Administrative Officer, Dave Filipuzzi: Municipal Councillor, Diane Nummi: Board Member, Dee-Anna Strandquist: Finance Manager, Shannon Harker: HR, Cathy Painter: Board Member

## ABSENT:

None

Minutes recorded by Shannon Harker

#### 1. CALL TO ORDER

1.1 Deb Ruzek called the meeting to order at 10:55 a.m. and it was determined that a quorum of directors was present.

## 2. ADDITIONS/CHANGES TO AGENDA

N/A

## 3. APPROVAL OF AGENDA

3.1 Motion #012/25 to approve the agenda as presented --- Marlene Anctil -- cd.

#### 4. APPROVAL OF PRIOR MINUTES

4.1 Motion #013/25 to approve the minutes of the meeting held January 20, 2025, as presented. – Dean Ward – cd.

#### 5. BUSINESS ARISING FROM THE MINUTES

None

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#### 6. CORRESPONDENCE

None

#### 7. MANAGEMENT REPORTS

7.1 #014/25 Motion to approve the Report from Management as presented - Diane Nummi - cd.

## 8. FINANCIAL REPORTS

- 8.1 #015/25 Motion to approve the Financial Statement as presented Cathy Painter cd.
- 8.2 #016/25 Motion to write off the uncollectable resident arrears in the amount of \$907.00 Dean Ward cd.
- 8.3 #017/25 Motion to allocate the remaining balance of the Aging with Dignity Grant effective December 31, 2024, as proposed Marlene Anctil cd.

#### 9. BOARD CHAIRPERSON REPORT

Board personnel files, confidentiality agreements, Board evaluations and questionnaires have been handed out to be returned next meeting, signed and dated.

Updated photo id cards are needed for Board Members completed.

#### 10. OTHER BOARD REPORTS

No Report

#### 11. OLD BUISNESS

None

#### 12. DELEGATE

None

#### 13. NEW BUSINESS

13.1 Continuing Care Licence Renewal - Remaining Board Statutory Declaration completed.

#### 13.2 Policy Approval:

1.08 Pets - #018/25 Motion to approve - Dave Filipuzzi - cd.

- 1.13 Cleaning Critical Care Equipment #019/25 Motion to approve Dave Filipuzzi cd.
- 2.02 Fall Prevention and Management #020/25 Motion to approve Cathy Painter cd.
- 2.05 Medication Assistance Error #021/25 Motion to approve Cathy Painter- cd.

2.40 Consent for Services & Informed Consent - #022/25 Motion to approve – Marlene Anctil – cd.

2.41 Overnight Staff - #023/25 Motion to approve - Dean Ward - cd.

2.42 Reportable Incidents - #024/25 Motion to approve - Marlene Anctil - cd.

- 2.43 Sensory Loss and Adaptions #025/25 Motion to approve Diane Nummi cd.
- 2.44 Individualized Food Preparation #026/25 Motion to approve Dean Ward cd.

2.45 Physical Activity - #027/25 Motion to approve - Debi Ruzek - cd.

2.46 Recreational Activity Program - #028/25 Motion to approve - Diane Nummi - cd.

3.07 Emergency Response Code - #029/25 Motion to approve - Dave Filipuzzi - cd.

4.58 File Management - #030/25 Motion to approve - Debi Ruzek - cd.

4.59 Reportable Record - #031/25 Motion to approve - Cathy Painter - cd.

4.60 After Hours Communication - #032/25 Motion to approve - Dave Filipuzzi - cd.

4.61 Vacant Suites Mandatory Inspection - #033/25 Motion to approve - Marlene Anctil - cd.

5.06 Vehicle Policy - #034/25 Motion to approve - Dean Ward - cd.

5.10 Retirement and Long Service Awards - #035/25 Motion to approve - Cathy Painter - cd.

- 9.02 Cleaning Frequencies #036/25 Motion to approve Diane Nummi cd.
- 9.03 Resident Room Cleaning #037/25 Motion to approve Marlene Anctil cd.

9.04 Maintenance Planner/Requesting - #038/25 Motion to approve - Debi Ruzek - cd.

#### 14. IN CAMERA

- 14.1 #039/25 Motion to go into Camera 12:10pm- Dean Ward cd.
- 14.2 #040/25 Motion to come out of Camera 12:20pm Dean Ward cd.
- 14.3 #041/25 Motion to accept Bonnie Castellarin as Board Member Marlene Anctil cd.

#### 15. ADJOURNMENT

15.1 #042/25 Motion to adjourn at 12:21pm - Diane Nummi - cd.

The next regular board meeting - March 24, 2025, 10:00 am.

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Crowsnest Pass Senior Housing Board Meeting Minutes

Debi Ruzek – Board Ghairperson J

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Meeting Date: April 15, 2025

Agenda #: 3.b

Subject: Minutes of the Municipal Planning Commission of February 26, 2025.

**Recommendation:** That Council accept the Minutes of the Municipal Planning Commission of February 26, 2025, as information.

**Executive Summary:** Minutes of Boards and Committees are provided to Council for their information.

**Relevant Council Direction, Policy or Bylaws:** 1041, 2020 Procedure Bylaw

**Discussion:** The Municipal Planning Commission provides their approved minutes for Council's information.

Analysis of Alternatives: n/a

Financial Impacts: n/a

Attachments: 2025-02-26 MPC Agenda Minutes - Signed.pdf



Municipality of Crowsnest Pass Municipal Planning Commission Minutes Wednesday, February 26, 2025, at 2:00 PM

| PRESENT:        | Dean Ward, Chair                                    |
|-----------------|---|
|                 | Sam Silverstone, Vice Chair                         |
|                 | Gaston Aubin, Member                                |
|                 | Dave Filipuzzi, Member                              |
|                 | Doreen Johnson, Member                              |
|                 | Gus Kollee, Member                                  |
|                 | Glenn Smith, Member                                 |
| ADMINISTRATIVE: | Katherine Mertz, Development Officer                |
|                 | Johan Van Der Bank, Manager of Development & Trades |
|                 | Ryan Dyck, ORRSC                                    |
|                 | Shay Sawatzky, Recording Secretary                  |
|                 |   |

## ABSENT:

## 1. Call to Order

The chair called the meeting to order at 2:01 pm.

## 2. Agenda

MOTION by Gaston Aubin to accept the agenda with the following amendments:

## Addition to Agenda - Round Table Discussion:

DP2025-014 - 506 226 Street, Hillcrest - Lot 2, Block 46, Plan 8310039

CARRIED

3. Minutes

MOTION by Dave Filipuzzi to adopt the minutes of January 22, 2025, as presented.

CARRIED

## 4. Consent Agenda

**MOTION** by Doreen Johnson to accept Heritage Views – Issue 78, March 2025 and ORRSC Periodical – "Exemptions in Planning", Winter 2025 for information.

CARRIED

## 5. <u>Requests for Decision - Subdivision Applications</u>

5.1 Subdivision 2024-0-190 – Lot(s) 8 & 9, Block D, Plan 2446AA within NW ¼ 8-8-4-W5M

**MOTION** by Gus Kollee to approve Subdivision Application 2024-0-190 with the resolution provided.

CARRIED

## 5.2 Subdivision 2025-0-009 - NW ¼ 34-7-4-W5M

**MOTION** by Dave Filipuzzi to approve Subdivision Application 2024-0-009 with the resolution provided and the following additions:

**Easements, Condition No. 3** – in the pre-amble to condition 3, add "and f" to the bracketed "(a, b, and d)".

**Easements, Condition No. 3 (f)** "Over Lot 3 by plan of survey for the benefit of the NW ¼ containing LSD 12 and LSD 13, along with an agreement."

Add a new condition 6 and renumber subsequent conditions accordingly: Utility Right of Way, Condition No. 6 "That a utility right-of-way be established in favour of ATCO Gas, along with a corresponding agreement for the same, prior to finalization of the application and registered concurrently on title pursuant to Section 69 of the Land Titles Act."

CARRIED

## 6. <u>Requests for Decision – Development Permit Applications</u>

## 6.1 DP2025-006 - 7601 17 Avenue, Coleman - Lot 10, Block 11, Plan 820L

**MOTION** by Glenn Smith to approve DP2025-006 with conditions as identified by Alternative A in the MPC request for decision package. The approval of this permit revokes previously issued permit, DP2024-157.

# CARRIED

## 6.2 DP2025-009 – 2549 Tecumseh Road, Coleman – Lot 8, Block 5, Plan 1011120

**MOTION** by Doreen Johnson to approve DP2025-009 with conditions as identified by Alternative A in the MPC request for decision package. **CARRIED** 

6.3 DP2025-010 – 13343 20 Avenue, Blairmore – Lot(s) 7 – 10, Block 7, Plan 3319I

**MOTION** by Gus Kollee to approve DP2025-010 with conditions as identified by Alternative A in the MPC request for decision package.

## CARRIED

## 6.4 DP2025-012 – 12817 21 Avenue, Blairmore – Lot 1, Block 21, Plan 8147JK

**MOTION** by Gus Kollee to approve DP2025-012 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

## 7. Land Use Bylaw Amendments

None

## 8. Appeals

None

## 9. Round Table Discussion

## 9.1 Discussion of DP2025-014 – 506 226 Street, Hillcrest – Lot 2, Block 46, Plan 8310039

The file DP2025-014 was presented to the Committee for discussion and feedback only (the approval of a moved-in dwelling as a discretionary use is delegated to the Development Officer, who thought it prudent to bring the item to MPC for an informal review prior to issuing the Notice of Decision to approve the application).

**MOTION** by Gus Kollee to receive and discuss the information, and that no concerns were expressed.

CARRIED

## 10. In Camera

None

## 11. Next Meeting

Next meeting March 26, 2025, at 2:00 pm.

## 12. Adjourn

**MOTION** by Gus Kollee to adjourn the meeting at 2:45 pm.

CARRIED

# 13. Signing of Minutes

Approved By:

Chairperson

of Development and Trades M

March 26, 2025

Date

Marc 26,2025

Date



Meeting Date: April 15, 2025

Agenda #: 3.c

Subject: Letter received from Honourable, Ric McIver, Minister of Municipal Affairs.

**Recommendation:** That Council accept the letter from Honourable, Ric McIver, Minister of Municipal Affairs, as information.

## **Executive Summary:**

Correspondence received is provided to Mayor and Council at the subsequent meeting for Council's information and consideration.

Relevant Council Direction, Policy or Bylaws: 1041, 2020 Procedure Bylaw

**Discussion:** N/A

Analysis of Alternatives: N/A

Financial Impacts: N/A

Attachments: AR118376 Minister Signed Letter.pdf



March 12, 2025

AR118376

Dear Chief Elected Officials:

As you are aware, changes to the *Local Authorities Election Act* (*LAEA*) in *Bill 20, the Municipal Affairs Statutes Amendments Act, 2024,* came into force on October 31, 2024. One of these changes prohibits the use of tabulators, voting machines, vote recorders, and automated voting systems in local elections.

This change inadvertently created a lack of clarity regarding whether Elector Assistance Terminals (EATs) would be permitted in upcoming local elections. As you may know, an EAT is an assistive voting machine that enables electors with visual or physical disabilities to vote independently and privately. EATs are not connected to the Internet or another network and create a paper ballot that records the vote cast by the elector. EATs were offered in some local jurisdictions in the 2021 general elections and to electors in the 2023 provincial general election.

Our government is planning to bring forward *LAEA* amendments in spring 2025 to clarify that local authorities may, by bylaw, offer EATs to electors. In order to offer EATs in the 2025 general local elections, a local authority will be required to pass a bylaw by June 30, 2025.

If you have any questions regarding this upcoming change, please reach out to Municipal Affairs staff by telephone at 780-427-2225 (toll-free in Alberta by first dialing 310-0000) or via email at <u>ma.advisory@gov.ab.ca</u>.

Sincerely,

Ric Me Joven

Ric McIver Minister



Meeting Date: April 15, 2025

Agenda #: 3.d

Subject: Letter received from Honourable, Joseph Schow, Minister of Tourism and Sport of Alberta

**Recommendation:** That Council accept the letter from Honourable, Joseph Schow, Minister of Tourism and Sport of Alberta, as information.

## **Executive Summary:**

Correspondence received is provided to Mayor and Council at the subsequent meeting for Council's information and consideration.

Relevant Council Direction, Policy or Bylaws: 1041, 2020 Procedure Bylaw

**Discussion:** N/A

Analysis of Alternatives: N/A

Financial Impacts: N/A

Attachments: Minister Invitation to Bid - Municipality of Crowsnest Pass.pdf



Office of the Minister MLA, Cardston - Siksika

His Worship Blair Painter Mayor Municipality of Crowsnest Pass PO Box 600 Crowsnest Pass, AB T0K 0E0

Dear Mayor Painter:

As Minister of Tourism and Sport, I am pleased to invite your municipality or band council to submit a bid to host either the 2028 Alberta Winter Games or 2028 Alberta Summer Games.

I encourage your municipality or band council to consider this invitation and the many benefits of hosting one of these events. The 2024 Alberta Games provided an economic impact of approximately \$1.4 million to the host community. A successful host municipality or band council is offered the opportunity to showcase its community and talents to approximately 3,000 participants from all regions of the province, along with many spectators and guests.

Municipalities and band councils with populations less than 10,000 are encouraged to collaborate with neighbouring communities to submit a joint bid or consider the smaller modified games format. The municipalities or band council awarded a 2028 Alberta Games will receive a \$525,000 operating grant.

Tourism and Sport must receive a letter of intent to host either the 2028 Alberta Winter or Summer Games, together with a letter of support from your municipality or band council, by June 30, 2025. Completed bids must be received by August 29, 2025.

If you have questions about the bid guidelines or need assistance with the bid, please contact Suzanne Becker at 403-297-2709 (for a toll-free connection, first dial 310-0000) or at <u>suzanne.becker@gov.ab.ca</u>.

Sincerely,

Hon. Joseph Schow Minister

Room 402 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-422-3070



Meeting Date: April 15, 2025

Agenda #: 3.e

Subject: Introduction to FortisAlberta's PSPS - Council Brief

**Recommendation:** That Council accept the presentation from FortisAlberta , as information.

## **Executive Summary:**

Correspondence received is provided to Mayor and Council at the subsequent meeting for Council's information and consideration.

**Relevant Council Direction, Policy or Bylaws:** N/A

**Discussion:** N/A

Analysis of Alternatives: N/A

**Financial Impacts:** N/A

Attachments: Introduction to FortisAlberta's PSPS - Council Brief.pdf

# FORTIS ALBERTA

CROWSNEST PASS BRIEF MARCH 24, 2025

# Introduction

FortisAlberta employees, accompanied by AltaLink employees, met with the Chief Administrative Officer (CAO), Deputy CAO, Fire Chief and Deputy Fire Chief on March 14, 2025, to provide information about FortisAlberta's wildfire mitigation strategies and the new operational practices that will be implemented this year during wildfire season.

As discussed at the meeting, FortisAlberta employs a fully integrated approach to manage and mitigate wildfire hazards, leveraging a comprehensive strategy and dedicated wildfire mitigation team. Our efforts include patrolling power lines, managing vegetation, using fire-resistant materials, and deploying advanced technologies to closely monitor our infrastructure. Starting on May 1, 2025, FortisAlberta will implement additional operational procedures for the Municipality of Crowsnest Pass as part of its approach to its wildfire program. The two new operational procedures are:

- 1. Enhanced Powerline Safety Settings (EPSS) minimizes the risk of potential ignitions and will shut off power within a tenth of a second if debris, such as a tree or other hazard, contacts a power line and signals a fault in the line. A patrol will be necessary before the line is reenergized.
- 2. Public Safety Power Shutoff (PSPS) involves proactively turning off power when extreme wildfire risk factors occur to help prevent wildfires. A PSPS is used as a last resort when there is a high risk of wildfires due to high winds, dry vegetation and low humidity.

These new operational procedures are just two of many wildfire prevention tools used by FortisAlberta. PSPS is a last resort measure.

# Communication

Awareness campaign coming soon – FortisAlberta will issue a news release to local media outlets, including the Crowsnest Pass Herald, CJPR-FM, and Shooting the Breeze to inform residents about Public Safety Power Shutoffs and to be prepared for power outages. A mail-out (shown below) will also be sent to residents to raise awareness of PSPS and encourage them to ensure their phone number is updated with the company that provides them with their utility bill (retailer) and to sign up for alerts from FortisAlberta. We appreciate any opportunity to collaborate with you about wildfire prevention strategies and collaborating to create awareness through local events and social media or information to residents.

# **Customer Notifications**

**Encourage residents to sign up for outage alerts** – FortisAlberta encourages emergency preparedness and recommends that residents, especially those with medical devices reliant on electricity, to update their phone number with the company that provides their utility bill (retailer). FortisAlberta also has outage alerts that residents can sign up for through <u>www.fortisalberta.com/signup</u>. We will provide as much notice as possible if a potential power outage is expected, with early watch warnings being communicated to the CAO and Emergency Operations Centre at early warning stages.



**CROWSNEST PASS BRIEF MARCH 24, 2025** 

# **Action Items**

- Develop a plan in collaboration with the municipality to be prepared for a coordinated response to wildfire threats and events. Questions are attached that will help in the development of a coordinated response with effective communication and resident notification.
- A few opportunities were identified at the meeting that will be investigated to support proactive planning including potential FortisAlberta presence at Crowsnest Pass events such as the Fall Truck Petting Zoo or other community events and opportunities to leverage notification through social media channels and community app.

## **Support Materials**

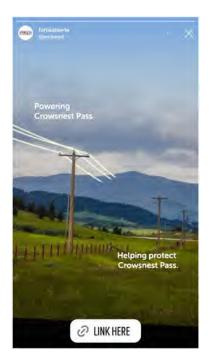
Public Safety Power Shutoff: <u>https://fortisalberta.com/psps</u> (threshold levels for the EPSS and PSPS are available on this page)

#### Wildfire Safety: https://fortisalberta.com/wildfiresafety

**Outage Alerts:** <u>Prepare for a Power Outage | FortisAlberta</u> (or <u>www.fortisalberta.com/signup</u> which will take you to the My Accounts sign up page)

AltaLink has a PSPS program in the Municipality of Crowsnest Pass and area, which may ultimately affect FortisAlberta customers. <u>https://www.altalink.ca/safety-and-preparedness/wildfire-safety/#power-shutoff</u>

Sample of social media:





# PUBLIC SAFETY POWER SHUTOFF

**CROWSNEST PASS BRIEF MARCH 24, 2025** 

#### Sample of mail out:



# Powering your community. Helping protect your community.

This wildfire season, we are launching a new operational procedure called Public Safety Power Shutoff in your community as part of our plan to address wildfire threats during extreme weather conditions.

#### What is a Public Safety Power Shutoff?

FortisAlberta employs a fully integrated approach to manage and mitigate wildfire hazards with a dedicated wildfire team. Our efforts include patrolling power lines, managing vegetation, using fire-resistant materials, and deploying advanced technologies to closely monitor our infrastructure. A Public Safety Power Shutoff is a last resort measure and involves proactively turning off power when extreme wildfire risk factors occur, such as high winds, low humidity, and dry conditions.

In these situations, it's essential to be prepared for potential power outages and emergencies. Take steps now to prepare for wildfire season.

#### Stay Safe, Be Prepared and Sign up for Alerts

To receive power outage alerts and real-time notifications by SMS text message or email, please visit FortisAlberta.com/PublicSafetyPowerShutoff.

For more details on preparing for an outage and staying safe this season, visit FortisAlberta.com/WildfireSafety.





Meeting Date: April 15, 2025

Agenda #: 4.a

Subject: Minutes of the Council Meeting of April 1, 2025

**Recommendation:** That Council adopt the Minutes of the Council Meeting of April 1, 2025 as presented.

**Executive Summary:** Minutes of the previous Council meeting are provided to Council for review and adoption.

**Relevant Council Direction, Policy or Bylaws:** 1041, 2020 Procedure Bylaw

**Discussion:** n/a

Analysis of Alternatives: n/a

Financial Impacts: n/a

Attachments: 2025 04 01 - Council Meeting Minutes.docx



# **Municipality of Crowsnest Pass**

# **Council Meeting Minutes**

## Tuesday, April 1, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, April 1, 2025.

## **Council Present:**

Councillors: Mayor Blair Painter, Dave Filipuzzi, Doreen Glavin, Glen Girhiny and Dean Ward

Council Absent: Lisa Sygutek, Vicki Kubik

## **Administration Present:**

Patrick Thomas, Chief Administrative Officer Jeremy Wickson, Director of Development, Engineering & Operations Laken McKee, Recording Secretary

## CALL TO ORDER

Mayor Painter called the meeting to order at 7:00 pm.

## **ADOPTION OF AGENDA**

## Changes:

## Add item 10.a)

a. Southern Canadian Rockies Tourism Association - Councillor Ward

## Move Item 3.e to Item 10.b)

b. Letter received from Honourable, Ric McIver, Minister of Municipal Affairs - Councillor Ward

**01-2025-04-01:** Councillor Girhiny moved to adopt the agenda as amended.

Carried

## **CONSENT AGENDA**

02-2025-04-01: Councillor Glavin moved that Council approve the following Consent Agenda items as amended:

### 3.a

# Alberta SW Regional Alliance Minutes of the Board of Directors Meeting from February 5, 2025 and March Bulletin

THAT Council accept the Alberta SW Regional Alliance Minutes of the Board of Directors Meeting and March Bulletin, as information.

3.b

## **ORRSC Board of Directors Meeting Minutes of December 5, 2024**

THAT Council accept the ORRSC Board of Directors Meeting Minutes from December 5, 2024, as information.

3.c

## **ORRSC Executive Committee Meeting Minutes of February 13, 2025**

THAT Council accept the ORRSC Executive Committee Meeting Minutes from February 13, 2025, as information.

3.d

# Municipal Historic Resources Advisory Committee Meeting Minutes of November 25, 2024

THAT Council accept the Municipal Historic Resources Advisory Committee Meeting Minutes of November 25, 2024, as information.

## ADOPTION OF MINUTES

## **PUBLIC HEARINGS**

## Bylaw 1204, 2024 Road Closure Bylaw

Mayor Painter declared the Public Hearing opened at 7:02 pm for Bylaw No. 1204, 2024

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were no written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1204, 2024.

Mayor Painter declared the public hearing closed at 7:03 pm.

<sup>03-2025-04-01:</sup> Councillor Ward moved to adopt the Minutes of the Council Meeting of March 11, 2025 as amended. Carried

## **DELEGATIONS**

## <u>Nature Conservancy Canada – Emilie Brien, Natural Area Manager and Ayla Peacock, Invasive</u> <u>Species Program Coordinator</u>

Emilie Brien, Natural Area Manager and Ayla Peacock, Invasive Species Program Coordinator was in attendance to present to Council on behalf of Nature Conservancy Canada, providing an update on their work within the Crowsnest Pass.

## **REQUESTS FOR DECISION**

## Category 3 Grant Request – Crowsnest Pass Sun Dawg Festival Committee

04-2025-04-01: Councillor Filipuzzi moved that Council accept the Category 3 grant request in the amount of \$500 for the Crowsnest Pass Sun Dawg Festival Committee. Defeated

## **COUNCIL MEMBER REPORTS**

## **Councillor Girhiny**

• Attended the Slush Cup, great turn out and enjoyed judging the slush cup contestants with Councillor Sygutek and Councillor Glavin.

## Councillor Filipuzzi

- Attended the RMA
  - Attended the presentation by Honourable Ric McIver, Minister of Municipal Affairs.
    - Addressed the Membership on housing, he encouraged all Municipalities to approve rezoning of properties within 24 hours if there are no asks for variances.
- Attended the Turning Pointe Dance Studio Gala on March 29<sup>th</sup> and gave a huge shout out to the Society and all the dancers who put on a tremendous show!
- There were concerns/ rumors that myself, Mayor Painter, Councillor Ward and CAO Patrick Thomas were invited to the Edmonton Oilers hockey game while we were in Edmonton for the RMA Convention. Just to be clear, it is not true. We did not attend the hockey game.

## Mayor Painter

 $\circ$   $\;$  Attended the RMA Convention in Edmonton  $\;$ 

# PAGE 4 OF 7 Council – Tuesday, April 1, 2025

- Very productive and had a lot of opportunities to have discussions with our MLA, Chelsea Petrovic, Minister Shultz, Minister McIver and Minister Loewen.
- Reiterated that they did not attend the Edmonton Oilers game.
- Attended the Hillcrest Fish and Game 100<sup>th</sup> Anniversary and expressed that it was a fantastic event!
  - They raised a good amount of money with their Silent Auction
- Attended the 100<sup>th</sup> Anniversary of the Crowsnest Pass Music Festival.
  - Presented three awards on behalf of the Municipality.
  - I had a wonderful time at this event and witnessing the tremendous talent we have in our community.

## Councillor Glavin

 Attended the Hillcrest Fish and Game 100<sup>th</sup> Centennial Gala, not as a Council member but as a member of the Hillcrest Fish and Game Association, it was an incredible event that was worth the two years of planning. It was a great event!

## **Councillor Ward**

- $\circ$   $\;$  Attended the RMA Convention in Edmonton.
  - Discussed Minister McIver's presentation on housing and explained that we are in a housing crisis.
  - Enjoyed his time at the conference in Edmonton and spending time with our MLA and Ministers.
- Councillor Ward also mentioned that Council, Mayor Painter and CAO Patrick Thomas did not attend the Edmonton Oilers game.
- Attended the Turning Pointe Dance Studio Gala and gave a shout out to all of the dancers who made the evening so enjoyable with their performances.
- Municipal Planning Commission Board is very busy, along with our Development Department.
- o Attended the Crowsnest Pass Senior Housing, FCSS and a Landfill meeting.

## **PUBLIC INPUT PERIOD**

Brent Koinberg – Owner of Crowsnest Adventures.

- Spoke on the letter that he sent to Council a few weeks ago regarding the OHV Bylaw.
- Attended the Outdoor Show in Calgary and represented the Crowsnest Pass on behalf of the Chamber.

## PAGE 5 OF 7 Council – Tuesday, April 1, 2025

## COUNCILLOR INQUIRIES AND NOTICE OF MOTION

## 10.a South Canadian Rockies Tourism Association – Councillor Ward

**05-2025-04-01:** Councillor Ward moved that any Council members who are available to attend the SCRTA event on May 8<sup>th</sup>, 2025, attend. Carried.

## **10.b Letter received from Honourable, Ric McIver, Minister of Municipal Affairs**

06-2025-04-01: Councillor Girhiny moved that Council accept the letter from Honourable, Ric McIver, as information. Carried

## IN CAMERA

- 07-2025-04-01: Councillor Ward moved that Council go In Camera for the purpose of discussion of the following confidential matters under the Freedom of Information and Protection of Privacy Act and to take a short recess at 7:56 pm:
  - a. Economic Interests of the Public Body Land Sales Application FOIP Act Section 25
  - Economic Interests of the Public Body Land Sales Application FOIP Act Section 25
  - c. Economic Interests of the Public Body Land Sales Application FOIP Act Section 25
  - d. Personal Privacy Letter received for Mayor and Council FOIP Act Section 17
  - e. Personal Privacy Board Member Applications FOIP Act Section 17
  - f. Personal Privacy Board Member Applications FOIP Act Section 17
  - g. Personal Privacy Committee Member Resignation FOIP Act Section 17

Carried

#### **Reconvene**

Mayor Painter convened the In Camera meeting at 8:08 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

08-2025-04-01: Councillor Girhiny moved that Council come out of In Camera at 8:58 pm. Carried

- **09-2025-04-01:** Councillor Ward moved that Council accept the offer to purchase Lots 14, 15 & 16, Block 18, Plan 3319I at a rate of \$8.00 per ft2.
  - 1. That the applicants are responsible for all cost associated with the redesignation, subdivision, consolidation, surveying, and legal requirements, including the legal cost of the Municipality, in respect of this land transaction.
  - 2. That this transaction must be completed by September 30, 2025.

## Defeated

- **10-2025-04-01:** Councillor Girhiny moved that Council accept the offer to purchase Lots 37 & 38, Block 1, Plan 2897R, at a rate of \$8.00 per ft2.
  - 1. That the applicants are responsible for all cost associated with subdivision of the property and the legal requirements, including the legal cost of the Municipality, in respect of this land transaction.
  - 2. That this transaction must be completed by September 30, 2025.
  - 3. That the proposed subdivision and the construction of the first house must be completed by September 30, 2026, failing which the Municipality shall have the right of first refusal to repurchase the property at 50% of the selling price.

## Defeated

- **11-2025-04-01:** Councillor Filipuzzi moved that Council counter the offer for a portion (5,000ft2) of Lot 6, Block 1, Plan 0813536, at a rate of \$4.00 per ft2.
  - 1. That the applicants are responsible for all costs associated with redesignating the land to the C-1 district and obtaining a development permit for a garage and that the lot be consolidated with their existing lots.
  - 2. That the applicants are responsible for all costs associated with the consolidation, surveying, and legal requirements, including the legal cost of the Municipality, in respect of this land transaction.
  - 3. That this transaction must be completed by September 30, 2025.
  - 4. That the redesignation and development permit that may be required are completed by January 31, 2026 for the garage structure, failing which the Municipality shall have the right of first refusal to purchase the land back at 50% of the selling price.
  - 5. No outdoor storage included on DP. Carried
- 12-2025-04-01: Councillor Filipuzzi moved that Council accept the letter received to Mayor and Council, as information. Carried

- 13-2025-04-01: Councillor Glavin moved that Council appoint Eliott Johnston to the Parks and Recreation Advisory Committee for the remainder of 2025. Carried
- 14-2025-04-01: Councillor Glavin moved that Council appoint Corey Semeniuk to the Parks and Recreation Advisory Committee for the remainder of 2025. Carried
- 15-2025-04-01: Councillor Ward moved that Council accept the resignation from Kate McNeil from the Family and Community Supports Services Advisory Committee and direct Administration to write a letter of thank you for service and to advertise the vacancy. Carried

## **ADJOURNMENT**

**16-2025-04-01:** Councillor Filipuzzi moved to adjourn the meeting at 9:04 pm.

Carried

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer



Meeting Date: April 15, 2025

Agenda #: 5.a

**Subject:** Bylaw 1217, 2025 - Land Use Bylaw Amendment - Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village (CSV) to Recreation and Open Space (RO-1) - Public Hearing

**Recommendation:** That Council hold a public hearing and consider the input received.

## **Executive Summary:**

Bylaw 1217, 2025 proposes the redesignation of land from Comprehensive Ski Village CSV to Recreation and Open Space RO-1, for the purpose of designating the lands as Municipal Reserve under Bylaw 1219, 2025 (elsewhere on this Council Agenda).

Bylaw 1217, 2025 was given first reading on March 11, 2025 and a public hearing was scheduled for April 15, 2025. A notice of public hearing was mailed to adjacent landowners. The notice of public hearing was advertised in the Pass Herald on March 19<sup>th</sup> and 26<sup>th</sup>, 2025 as well as posted on the Municipal Website and Social Media.

## **Relevant Council Direction, Policy or Bylaws:**

Section 692, Planning Bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)

Land Use Bylaw No. 1165-2023

**Discussion:** Public Hearing.

**Analysis of Alternatives:** Public hearing.

**Financial Impacts:** N/A

## Attachments:

FORMATTED Bylaw 1217, 2025 - notice.docx Bylaw 1217, 2025 - Schedule A with 2021 Aerial Photo.pdf

# NOTICE OF PUBLIC HEARING

## MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

## PROPOSED BYLAW NO. 1217, 2025

### <u>1:00PM</u>, <u>April 15th</u>, 2025 Municipality of Crowsnest Pass Council Chambers

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. 1217, 2025, being a bylaw to amend Bylaw No. 1165, 2023, being the municipal land use bylaw.

The purpose of Bylaw No. 1217, 2025 is to redesignate the lands legally described as Lot 49, Block 1, Plan 081 2254, containing  $\pm 0.45$  ha (1.11 acres), as shown on Schedule 'A', from "Comprehensive Ski Village – CSV" to "Recreation and Open Space – RO-1". The subject lands are



TO: Recreation & Open Space RO-1

LOT 49, BLOCK 1, PLAN 0812254 WITHIN

NW 1/4 SEC 35, TWP 7, RGE 4, W 5 M

located in Blairmore and are municipally known as 291 Southmore Place.

The purpose of the proposed amendment is to provide for the opportunity to use and develop the lands in accordance with the provisions of the "Recreation and Open Space – RO-1" land use district.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1217, 2025, will be held in the Municipality of Crowsnest Pass Council Chambers at <u>1:00PM</u> on <u>April 15th</u> , 2025. Each person shall be allotted 5 minutes to present their position.

AND FURTHER TAKE NOTICE that anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: Laken Mckee, Executive Assistant to the CAO at Laken.Mckee@crowsnestpass.com with the bylaw number and public hearing date

clearly marked in the subject line no later than 12:00pm on <u>April 7th</u>, 2025. 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@crowsnestpass.com.

A copy of the proposed bylaw may be inspected at the municipal office during normal business hours.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this \_12th\_ day of March, 2025.



| LAND USE DISTRICT REDESIGNATION   | Aerial Photo Date: May 19, 202  | ?1 |
|---|---|----|
| SCHEDULE 'A'  |   |    |
| FROM: Comprehensive Ski Village CSV<br>TO: Recreation & Open Space RO-1   |   |    |
| LOT 49, BLOCK 1, PLAN 0812254 WITHIN  |   |    |
| NW 1/4 SEC 35, TWP 7, RGE 4, W 5 M  | Bylaw #:1217, 2025  |    |
| MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS  | Date:   |    |
| DATE: JANUARY 23, 2025  |   |    |
| OLDMAN RIVER REGIONAL SERVICES COMMISSION   | MAP PREPARED BY:<br>OLDMAN RIVER REGIONAL SERVICES COMMISSION<br>3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8<br>TEL, 403-329-1344 |    |
| 0 Metres 50 100 150 200   | "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"   | 32 |
| January 23, 2025 N:\C-N-P\CNP LUD & Land Use Redesignations\Crowsnest Pass — Bylaw 1217, 2025 — Lot 49, Block 1, Plan 0812254.dwg |   |    |

## 32



Meeting Date: April 15, 2025

**Agenda #:** 5.b

Subject: Bylaw 1220, 2025 - Road Closure Bylaw - Public Hearing

**Recommendation:** That Council holds a public hearing and considers input received.

# **Executive Summary:**

Bylaw 1220, 2025 proposes to close an undeveloped portion of 133 Street, Blairmore for the registration of a certificate of title for single-family residential use.

# **Relevant Council Direction, Policy or Bylaws:**

Section 22 of the Municipal Government Act - Road Closure Motion 11-2025-01-21

# Discussion:

Council agreed by Motion 11-2025-01-21 to sell the subject land to an applicant. The conditions of sale include that the road must be closed by bylaw and the land must be redesignated for residential development, all at no cost to the Municipality.

Bylaw 1220, 2025 for the road closure received first reading on March 11, 2025. A notice of the public hearing was mailed to adjacent landowners. The notice of public hearing was advertised in the Pass Herald on March 19<sup>th</sup> and 26<sup>th</sup> as well as posted on the Municipal Website and Social Media. A notice of Bylaw 1220, 2025 was circulated to referral agencies. Fortis Alberta requires a Utility Right of Way Agreement to be registered on the title of the proposed parcel.

The purpose of the proposed road closure is to create a parcel for single-family residential development.

The road allowance is likely to never be constructed due to the steep slope. The vacant land is adjacent to an existing residence to the east and a municipal owned parcel with a playground to the west. The surrounding area is predominantly in the Residential R-1 land use designation. South of the proposed parcel is the Old Sartoris Landfill property.

Water and wastewater services are accessible along 15 Avenue and connections will be at the cost of the applicant.

After public hearing, the road closure bylaw will be submitted to the Minister of Transportation and Economic Corridors for review. After the Minister's approval, the bylaw will be brought back to Council to consider second and third readings. After third reading, the bylaw will be submitted to the Land Titles Office to register a new certificate of land title

**Analysis of Alternatives:** Public hearing.

**Financial Impacts:** N/A

# Attachments:

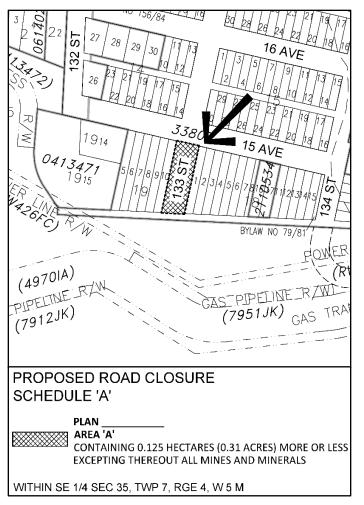
FORMATTED Bylaw No. 1220, 2025 public hearing notice.docx FORMATTED Bylaw No. 1220, 2025.docx Bylaw 1220, 2025 - Schedule A.pdf 1220, 2025 Public Hearing Submissions Report.docx 1220, 2025 Valley, Wendy and Rick Written Submission.pdf 1220, 2025 - Pawluk, Mindy Written Submission.docx

# NOTICE OF PUBLIC HEARING MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA PROPOSED BYLAW NO. 1220, 2025

## 1:00pm, <u>April 15th</u>, 2025 Municipality of Crowsnest Pass Council Chambers 8502 – 19 Avenue, Coleman

PURSUANT to sections 22, 216.4, and 606 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, notice is hereby given that the Council of the Municipality of Crowsnest Pass in the Province of Alberta will consider a bylaw to close a portion of 133 Street located in Blairmore, as legally described and depicted in the sketch below.

The purpose of this bylaw is to close to public travel, create title to and dispose of portions of a public roadway in accordance with section 22 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.



THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1220, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 1:00pm on <u>April 15th</u>, 2025. Each person shall be allotted 5 minutes to present their position.

AND FURTHER TAKE NOTICE that anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: Laken Mckee, Executive Assistant to the CAO at <u>publichearings@crowsnestpass.com</u> with the bylaw number and public hearing date clearly marked in the subject line no later than 12:00pm on <u>April 7th</u>, 2025. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

The proposed bylaw may be inspected at the municipal office during business hours.

For questions regarding the proposed Bylaw please contact the Development Officer by calling 403-562-8833 or emailing development@crowsnestpass.com.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 12th day of March, 2025.

## MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1220, 2025 ROAD CLOSURE

**BEING** a bylaw of the Municipality of Crowsnest Pass for the purpose of closing to public travel and creating title to and disposing of portions of a public roadway in accordance with section 22 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the lands hereafter described are no longer required for public travel,

AND WHEREAS application has been made to Council to have the roadway closed,

**AND WHEREAS** the Council of the Municipality of Crowsnest Pass deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads or portions thereof, situated in this bylaw, situated in the said municipality and thereafter creating title to and disposing of same,

**AND WHEREAS** notice of intention of Council to pass a bylaw has been given in accordance with sections 216.4 and 606 of the Municipal Government Act,

**AND WHEREAS** Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw,

**NOW THEREFORE** be it resolved that the Council of the Municipality of Crowsnest Pass in the Province of Alberta does hereby close to public travel and creating titles to and disposing of the following described roadway, subject to rights of access granted by other legislation:

## ALL THAT PORTION OF 133 STREET SHOWN AS AREA 'A' ON PLAN \_\_\_\_\_, CONTAINING 0.125 HECTARES (0.31 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As illustrated in Schedule 'A', attached to, and forming part of this bylaw.

READ a **first** time in council this 11th day of March 2025.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer PUBLIC HEARING scheduled for the 15<sup>th</sup> day of April, 2025 and advertised in the Crowsnest Pass Herald on the 19<sup>th</sup> and 26<sup>th</sup> day of March 2025.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_.

Minister of Transportation and Economic Corridors

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_.

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer

| 10       11       17 AVE         10       10       10         10       10       10         11       17 AVE       10         12       12       10       10         13       12       11       10       10         14       10       10       10       10       10         15       10       10       10       10       10       10         10       10       10       10       10       10       10       10         10       10       10       10       10       10       10       10       10       10       10       10       10 <td< td=""></td<> |
|---|
| PROPOSED ROAD CLOSURE<br>SCHEDULE 'A'   |
| PLANAREA 'A'<br>CONTAINING 0.125 HECTARES (0.31 ACRES) MORE OR LESS<br>EXCEPTING THEREOUT ALL MINES AND MINERALS  |
| WITHIN SE 1/4 SEC 35, TWP 7, RGE 4, W 5 M<br>MUNICIPALITY: CROWSNEST PASS (BLAIRMORE)Bylaw #: 1220, 2025DATE: FEBRUARY 26, 2025Date:  |
| OLDMAN RIVER REGIONAL SERVICES COMMISSION       MAP PREPARED BY:         O Metres       50         50       100         150       200         February 26, 2025       N\C-N-P\CNP LUD & Land Use Redesignations\Crowsnest Pass - Road Closure - Bylaw 1220, 2025 - Portion of 133 Street.dwg  |



#### Council Meeting – April 15, 2025

### 5.a Public Hearing Submissions Report - Bylaw 1220, Road Closure Bylaw– Public Hearing

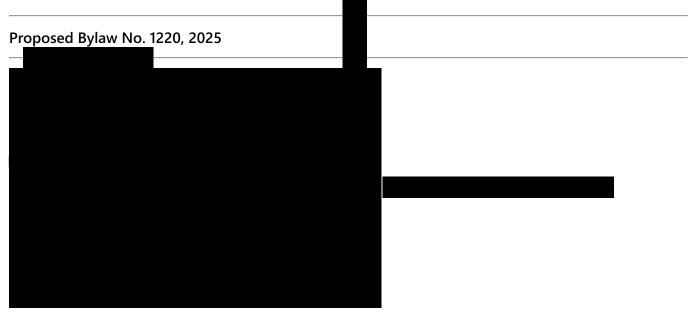
The following written submissions were received by the Office of the Chief Administrative Officer regarding the proposed Bylaw *1220* 2025, up to and including the advertised deadline of **April 7**, *2025* at **12:00 noon**.

Written submissions received are as follows and each submission will form part of the Public Hearing and the Council Meeting Package:

- 1. Wendy & Rick Valley Opposed
- 2. Mindy Pawluk Opposed

The list of persons with submissions will also be allowed to speak at the public hearing, along with any other persons in attendance.





In response to a notice received from the Municipality with respect to closure and disposal of an adjacent parcel of land adjacent to us at 133<sup>rd</sup> Street and 15<sup>th</sup> Avenue in Blairmore, we wish to address the following:

- Other than Sartoris Road, this is the only other access to properties south of the gas pipeline including the recently approved "Charmed Homes" area plus two parcels of property sold for development in June 2021. There is NO access at 134<sup>th</sup> Street as this portion of the road has already been closed.
- At the north/street side portion of the land there is a large septic grate which continues to accumulate spring runoff and moisture throughout the year.
- Property is located within 300 metres of nuisance ground which restricts future residential development
- Area is currently used for clearing snow in the winter months

We tried to purchase this property in the past and were rejected. Should the Municipality now proceed with disposing of the property (based on recent sales) a fair market value would be upwards of \$100K for an unserviced lot.

Please review the attachments noted:

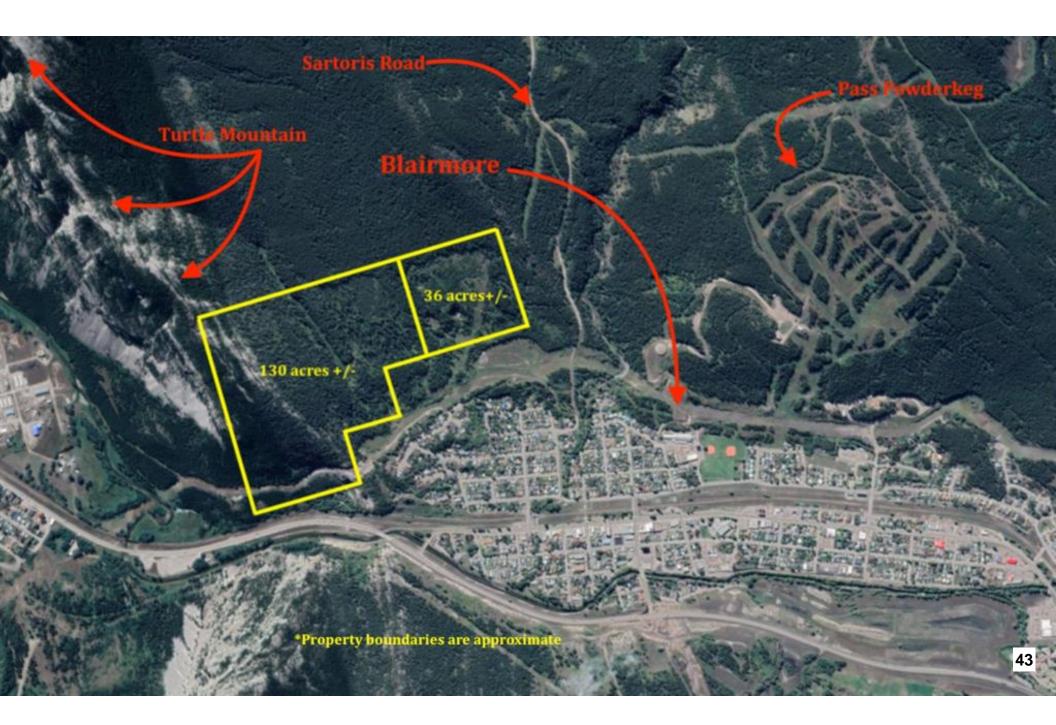
- Maps showing location of proposed road closure
- Sales information re: two parcels of land sold in June, 2021
- Snow "mound" pictures

• Letter offering to purchase and letter of rejection from the Municipality

Yours truly,

Wendy and Rick Valley





#### 8602 24 Avenue Coleman, AB TOK 0M0

| Sold S<br>A2204493 | ubdivision:  |           | <b>DOM:</b> 11 | Prop Type: Land<br>Sub Type: Residential Land |   | \$139,000.00<br>\$125,000.00 |
|--------------------|--|-----------|----------------|---|---|------------------------------|
|                    | Zoning:<br>Sewer:<br>Water:<br>Outbuilding<br>Utilities: | GCR<br>s: |                | Lot Dim:<br>Lot Depth: M '<br>Rd Frontage:    | LP/Acre:<br>Lot Sz Acre:<br>Lot SqFt:<br>Taxes: | \$926,666.67                 |

Visit REALTOR® website for additional information. This 6,750 sq. ft. corner lot in Coleman, Alberta, offers a prime location with southern views, great sun exposure, and ideal conditions for solar energy. Within walking distance to the town Centre, it provides privacy with mature trees and neighboring homes. A small grove of Trembling Aspen adds a natural windbreak. Essential services are available, with water, gas, and nearby electricity. The lot offers easy access to Highway 3 and the 940 Forestry Trunk Road. Outdoor enthusiasts will enjoy world-class fishing, hiking, mountain biking, OHV trails, and nearby ski resorts like Castle Mountain and Fernie Alpine Resort. Located just over an hour from Waterton Lakes National Park, this sunny lot offers unmatched access to nature and recreation in a growing community.

#### 3021 222 Street Bellevue, AB TOK 0C0

| Pending Subd<br>A2204196 | ivision:  | <b>DOM:</b> 17                  | Prop Type:<br>Sub Type:                                 | Land<br>Residential Land | L Price: S                                      | \$109,900.00                                   |
|--------------------------|---|---------------------------------|---|--------------------------|---|--|
|                          | Zoning:<br>Sewer:<br>Water:<br>Outbuildings<br>Utilities: | R-1<br>See Remarks, Shed, Other | Lot Dim:<br>Lot Depth:<br>Rd Frontage:<br>2 sheds under |                          | LP/Acre:<br>Lot Sz Acre:<br>Lot SqFt:<br>Taxes: | \$845,384.62<br>0.13<br>5,500<br>\$900.00/2024 |

Welcome to Bellevue, Crowsnest Pass. This 50'X110' level lot situated in a desirable neighbourhood at the east end of town and could be what you have been waiting for to build your mountain home. This level lot offers alley access and great mountain views. The structures on the property are considered outbuildings and have never been connected to sewer or water and are deemed to be tear downs. Services are at the property boundary.

#### 2026 136 Street Blairmore, AB TOK 0E0

| Sold            | Subdivision: |             | <b>DOM:</b> 119 | Prop Type   |                  |              | \$119,900.00   |
|-----------------|--------------|-------------|-----------------|-------------|------------------|--------------|----------------|
| <u>A2131511</u> |              |             |                 | Sub Type:   | Residential Land | S Price:     | \$100,000.00   |
| 201             | Zoning:      | residential | 1               | Lot Dim:    |                  | LP/Acre:     | \$1,199,000.00 |
|                 | Sewer:       |             | I               | Lot Depth:  | 35.05 M 115'     | Lot Sz Acre: | 0.10           |
|                 | Water:       |             | 1               | Rd Frontage | :                | Lot SqFt:    | 4,485          |
|                 | Outbuilding  | gs:         |                 |             |                  | Taxes:       | \$619.50/2024  |
|                 | Utilities:   |             |                 |             |                  |              |                |
|                 | 0.00         |             |                 |             |                  |              |                |

Rare opportunity to acquire a level lot in Blairmore which may be suitable for a modular home. This lot is close to the municipal services. Lot is  $39' \times 115'$  and has a back lane access. Close to medical services and shopping. Beautiful walking trail just outside the front door. Crowsnest River near- by.

#### 8305 18 Avenue Coleman, AB TOK 0M0

| Sold Subdiv | /ision:  |      | <b>DOM:</b> 42 | Prop Type:<br>Sub Type: | Land<br>Residential Land |   | \$125,000.00<br>\$100,000.00                     |
|-------------|--|------|----------------|-------------------------|--------------------------|---|--|
|             | Zoning:<br>Sewer:<br>Water:<br>Outbuildings:<br>Utilities: | Res. |                | Lot Dim:<br>Lot Depth:  | M '<br>Municipal Road    | LP/Acre:<br>Lot Sz Acre:<br>Lot SqFt:<br>Taxes: | \$1,136,363.64<br>0.11<br>4,757<br>\$804.00/2023 |

Beautiful Crowsnest Pass Mountain Building Lot. Great location, fantastic mountain views. Nice flat lot, suitable for many types of building styles. Year round access. Water and sewer to property line, see picture. The Crowsnest Pass is a great location for all outdoor recreational activities winter or summer. Close to some of the best trails, golf, skiing at Fernie, Castle Mountain and much more.

#### 21409 27 Avenue Bellevue, AB TOK 0C0

| Sold S<br>A2150736 | Subdiv | ision:  |     | <b>DOM:</b> 241 | Prop Type:<br>Sub Type:    | Land<br>Residential Land         |                                     | \$68,888.88<br>\$61,111.11     |
|--------------------|--------|---|-----|-----------------|----------------------------|----------------------------------|-------------------------------------|--------------------------------|
|                    |        | Zoning:                                       | R-1 |                 | Lot Dim:                   | 121.2' X 42.7' X<br>110.5 X 88.9 | LP/Acre:                            | \$405,228.71                   |
|                    |        | Sewer:<br>Water:<br>Outbuilding<br>Utilities: | 5:  |                 | Lot Depth:<br>Rd Frontage: | M '<br>Municipal Road            | Lot Sz Acre:<br>Lot SqFt:<br>Taxes: | 0.17<br>7,274<br>\$668.15/2024 |

This picturesque corner lot is located in the heart of Bellevue. With street access to three sides, the property also enjoys unobstructed sun and mountain views. Fishing, mountain biking, golfing, and skiing are all popular in the area and are easily accessible. A great opportunity to build a family home or weekend getaway in this gorgeous mountain community.

|      |          | Title to Lnd:<br>Exclusion:<br>Sewer/Septic:<br>Disclosure:<br>Reports:<br>Restrictions: | Fee Simple<br>No<br>None<br>Easement Registe |            | s<br>c | )wnershi<br>SRR:<br>Condo: | No<br>No                         |
|------|----------|--|--|------------|--------|----------------------------|----------------------------------|
|      |          | Outbuildings:<br>Rd Frontage:<br>Zoning:<br>Legal Pln:                                   | NUA-1  | Blk:       | _      | ot Size:<br>ot:            | 166.00 Ac                        |
| Carl | Time 1   | Possession:<br>LINC#:  | Immediate<br>0026474156                      |            | -      | ,                          | \$4,500.00,2020                  |
|      | T - A -  | Levels:<br>Subdivision:  | NONE   |            |        | )istrict:<br>ax Amt/       | <b>Yr:</b> \$4,988.00/2020       |
|      |          | County:<br>City:   | Blairmore                                    |            |        | P/Acre:<br>rans Typ        | \$5,572.29<br><b>)e:</b>         |
|      |          | Class:   | Land<br>Crowsnest Pass                       |            |        | P/Acre:                    | \$7,228.92                       |
|      |          | SD:  | 06/18/2021                                   |            |        | SP:                        | \$925,000.00                     |
| and  | A1055892 | W: 5 R: 4 T  | : 7 S: 35 Q: SE                              | DOM:       | 172    | LP:<br>OP:                 | \$1,200,000.00<br>\$1,200,000.00 |
|      |          | <u>. South Blairmore Blai</u>  | <u>rmore, AB TOK</u>                         | <u>0E0</u> |        |                            |                                  |

**Public Remarks:** This is a very rare opportunity for a large piece of land in the Crowsnest Pass. Located right on the south side of Blairmore, and literally wrapping around the corner of turtle mountain, this impressive mountain property consists of two separately titled parcels. 130 acres, plus an adjoining 36 acres. There are some potentially awesome and unique opportunities here.

**Property Information** 

| Fencing:        | None | Water Supply:              |  |
|-----------------|------|----------------------------|--|
| 911 Addr:       |      | # Parcels:                 |  |
| Dist to Trans:  |      | Dist to School:            |  |
| Irrigation Eqp: |      | Farm Eqp Inc:              |  |
| Road Access:    |      | Front Length:              |  |
| Lot Dim:        |      | Lot Depth: M '             |  |
| Front Exp:      |      | Local Imprv:               |  |
| Water GPM:      |      | Acres Cleared:             |  |
| Depth of Well:  |      | Acres Irrigat:             |  |
| Reg Wtr Rgt:    |      | Acres Fenced:              |  |
| Bus Service:    |      | Acres Cultivtd:            |  |
| Elem School:    |      | Acres Pasture:             |  |
| Jr/Mid Schl:    |      | Acres Lsehld:              |  |
| High School:    |      | Acres Treed:               |  |
| Amenities:      |      | <b>Total Acres:</b> 166.00 |  |
| Exterior Feat:  |      |                            |  |
| Utilities:      |      |                            |  |
| Access Feat:    |      |                            |  |
| Goods Include:  |      |                            |  |
| Goods Exclude:  |      |                            |  |

#### Printed Date: 04/06/2025 6:25:41 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

NOV 4, 2005

MUNICIPALITY OF CROWGNEET PASS

ATTN : GLEN SWELGROVE

DEAR GLEN :

WE WOULD LIKE TO PURCHASE. THE MUNICIPAL PROPERTY (OR A PORTION OF THIS) WHICH IS ADJACENT TO OUR RESIDENCE AT LOTS 1, 2, 3; BLOCK 18; PLAN 3308T IN BLAIRMORE. (SEE attached diagram).

PRESENTLY THIS IS A ROAD ALLOWANCE, BUT IS ON A STEEP INCLINE NEXT TO A CHILDREN'S PARK.

WE CAN BE CONTACTED AT

THANKYOU FOR YOUR CONSIDERATION.

RICHARD VALLEY

WENDY VALLE



P.O. BOX 600 CROWSNEST PASS, ALBERTA TOK 0E0 PHONE (403) 562-8833 FAX (403) 563-5474

January 4th, 2006

Mr. and Mrs. Richard Valley

Dear Mr. and Mrs. Valley:

#### RE: REQUEST TO LEASE PORTION OF ROAD ALLOWANCE

Council, at their regular meeting of Tuesday, December 20<sup>th</sup>, 2005, reviewed a recommendation from the Corporate Services Committee relative to your request to purchase a portion of 133<sup>rd</sup> Street adjacent to your property.

Please be advised that, by resolution, Council decided not to sell any part of said road allowance.

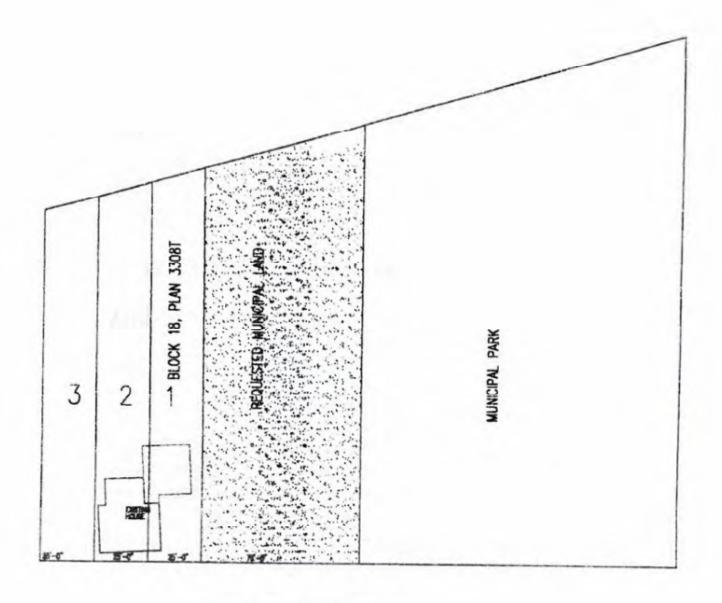
Should you have any questions regarding this matter, please do not hesitate to contact Mr. Glen Snelgrove of our office.

Yours truly,

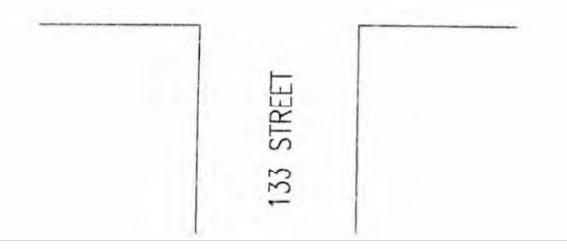
Gordon O. Lundy Chief Administrative Officer

cc: Glen Snelgrove

GOL/lo



15 AVENUE



#### Mindy Pawluk

April 7, 2025

Municipality of Crowsnest Pass PO Box 600 Blairmore AB TOK0E0

RE: Public Hearing Notice – Proposed Bylaw 1220,2025, Public Hearing Date April 15, 2025 1:00pm

Attention: All Members of Council and CAO,

#### I am opposed to proposed bylaw 1220,2025 to close a portion of 133<sup>rd</sup> street in Blairmore, AB.

This undeveloped road has been used as a playground extension to Snake Park for well over 40 years. My husband and hundreds of kids grew up playing on the hills of that road allowance.

Snake Park was originally dug out by the old Brick Factory for its abundance of shale. The slopes created from the removal of shale have been a source of tobogganing, mountain biking, climbing and outdoor play in conjunction with the Park for years.

There is a well-used trail leading up the hill on the east side of the park onto the road allowance which continues all the way to the top to provide an access point to the land to the south. This is the only path in the park that can access the land to the south and should remain as a public access point.

This road allowance should be preserved as a recreational space for the local residents, children and the extended community. With the recent sale of large tracks of Municipal land in close proximity, locals have already lost recreational space. Recreational spaces needs to maintained, preserved and allocated.

I don't believe closing this road is in the best interest of the community and the children. It is up to us to protect places of play for our kids in this community. I sincerely hope you take that into consideration.

Sincerely,

**Mindy Pawluk** 



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 6.a

Subject: Livingstone Range School Division - Update on LRSD's work within our Municipality.

**Recommendation:** That Council accept the Livingstone Range School Division update as information.

**Executive Summary:** Livingstone Range School Division was asked to present to Council to provide an update in our area.

**Relevant Council Direction, Policy or Bylaws:** 1041, 2020 Procedure Bylaw

**Discussion:** Livingstone Range School Division will provide a presentation to Council on work in the area.

Analysis of Alternatives: n/a

Financial Impacts: n/a

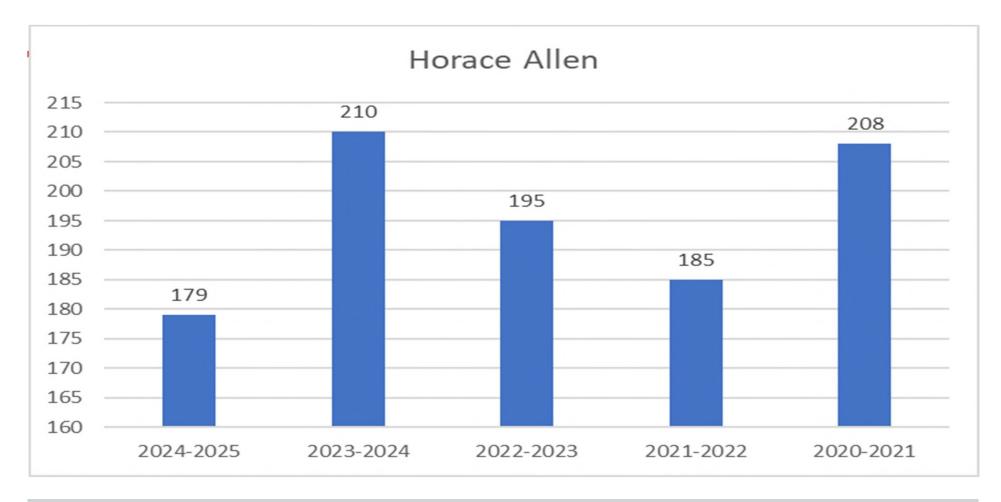
Attachments: Crowsnest Pass LRSD Presentation.pptx



# Crowsnest Pass

# April 15, 2025

### **5 Year Horace Allen School Enrollment**



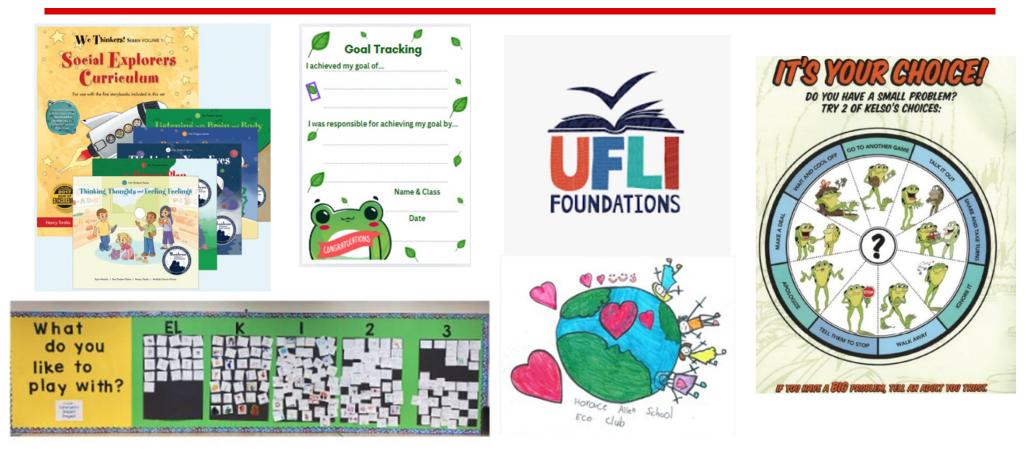


# Horace Allen Elementary (Pre-K to Grade 3)

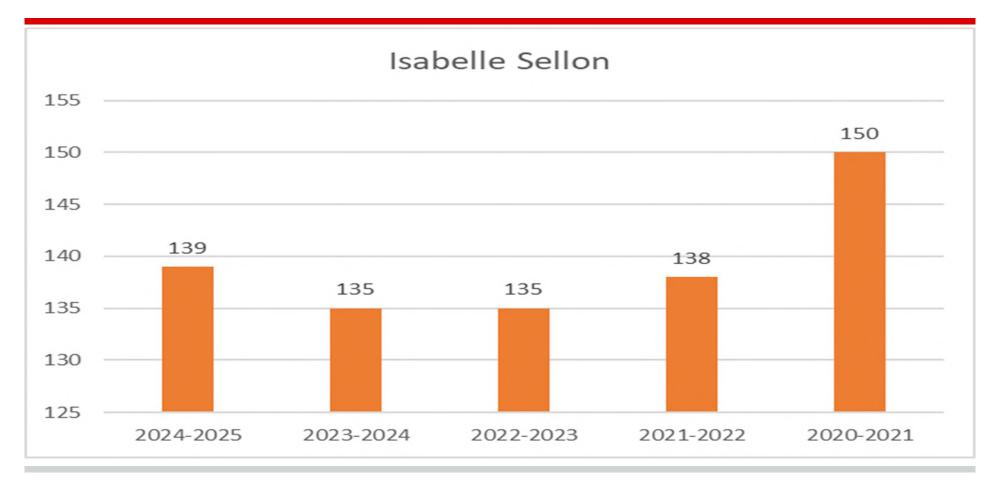




## Horace Allen Elementary (Pre-K to Grade 3)



## **5 Year Isabelle Sellon School Enrollment**



# **Isabelle Sellon Elementary School**

### LeaderinMe Framework

| SEE<br>Core                  | Paradigm of Leadership Paradigm  | of Potential Paradigm of Change  | Paradigm of Motivation Paradigm of Education  |
|------------------------------|--|--|---|
| Paradigms                    | Everyone can be a leader. Everyone h   | <u> </u>   | Empower students to lead their own learning. Educators and families partner to develop the whole person.                    |
| DO<br>Highly<br>Effective    | Leadership   | Culture  | Academics   |
| Practices                    | Start With Adults Learning & Modelin<br>• Principal & Coordinator Development<br>• New & Ongoing Staff Learning<br>• Family & Community Partnerships | Create a Leadership Environmen     Physical Environment     Social-Emotional Environment     Leadership Events | Achieve Goals  Individual Goals  Team Goals  Aligned School Goals   |
|                              | Teach Students to Lead <ul> <li>Direct Lessons</li> <li>Integrated Approaches</li> <li>Service Learning</li> </ul>                                   | Share Leadership<br>• Lighthouse & Action Teams<br>• Leadership Roles<br>• Student Voice                       | Empower Learners <ul> <li>Leadership Portfolios</li> <li>Student-Led Conferences</li> <li>Empowering Instruction</li> </ul> |
| GET<br>Measurable<br>Results | Highly effective students and adults who are leaders in their school and community.  | A high-trust school culture where<br>every person's voice is heard and<br>their potential is affirmed.         | Engaged students who are<br>equipped to achieve and entrusted<br>to lead their own learning.                                |

# Leadership-







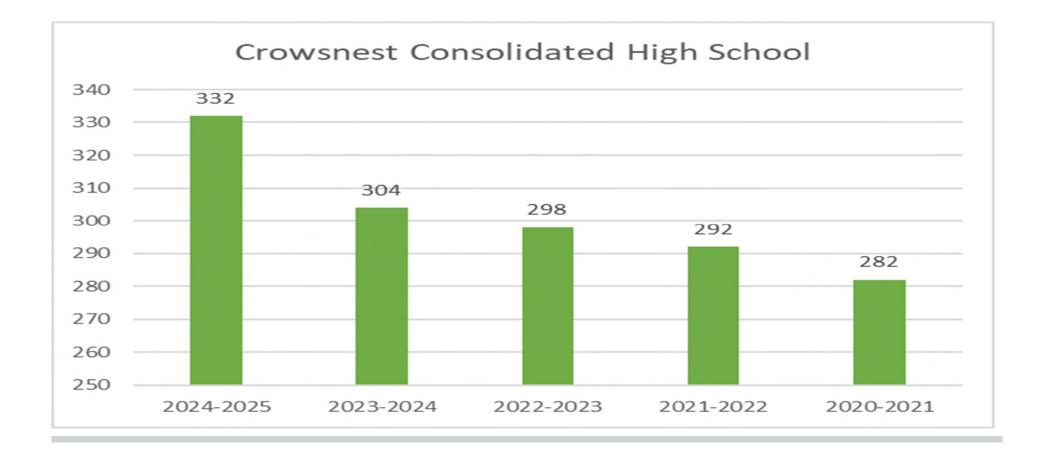
# **Academics-**



### Place Based Learning- Partnerships PEAKS, Community Asset Map and Teton Science Schools

- PBL initiatives first began in 2019-2020 school year as a strategy to increase both student learning engagement and student enrollment (based on Principles of Teton Science Schools). "School as basecamp, community as classroom"
- Ongoing connection to PEAKS campus and programming for enriched, hands on curricular experiences
- Formal partnership established with Teton Science Schools in 2022-2023. This 3 year partnership concludes this June.

# **5 Year CCHS School Enrollment**



# **Crowsnest Consolidate High School**

### Academic Programming Offered

- Full Range of Alberta High School Academic Programming
  - Math 30-1, 30-2, Chemistry, Biology, Physics
- Jr High & Sr High Elective Programming
  - Construction, Automotive, Fabrication, Foods, Cosmetology, Robotics, Digital Technologies, Environmental Sciences, STEM Programming
  - Visual Art, Music, Drama, Creative Writing, Film Studies
  - Outdoor Pursuits, Wildlife, Recreational Leadership, Hockey Programming
  - Driver's Education, Design Thinking, World History, Leadership

# **Crowsnest Consolidated High School**

### Extra & Co-Curricular Programing Offered

- Athletics
  - Golf, Cross Country, Volleyball, Basketball, Badminton, Baseball, Rugby, Track & Field
- Non Athletic
  - Student Leadership

# **Off Campus Programming**



Alberta Education permits school authorities to develop off-campus education programs and courses in accordance with prescribed guidelines and procedures. **Such programs allow junior and senior high school students to investigate a variety of career opportunities.** 

They also allow **senior high school students** to gain practical experience as they apply and expand their knowledge, skills and attitudes in contexts that will assist them in making wise decisions regarding their future education, training and employment upon leaving senior high school and allow for the smooth transition from school to work and/or post-secondary institutions.

Using the expertise, talent, and resources of community-based organizations and agencies, and local businesses, industry, citizen groups, and parents/guardians, schools can enrich the educational experiences of students

# **Off Campus Programming**



The following off-campus education programs and courses are available in Alberta:

- Green Certificate Program
- Registered Apprenticeship Program
- Work Experience
- Workplace Readiness and Workplace Practicum

Work Study Programming Students wanting to enrol in off-campus education programming must be under the local supervision of an Alberta certificated teacher (often referred to as an off-campus teacher or off-campus coordinator) employed by a school authority.

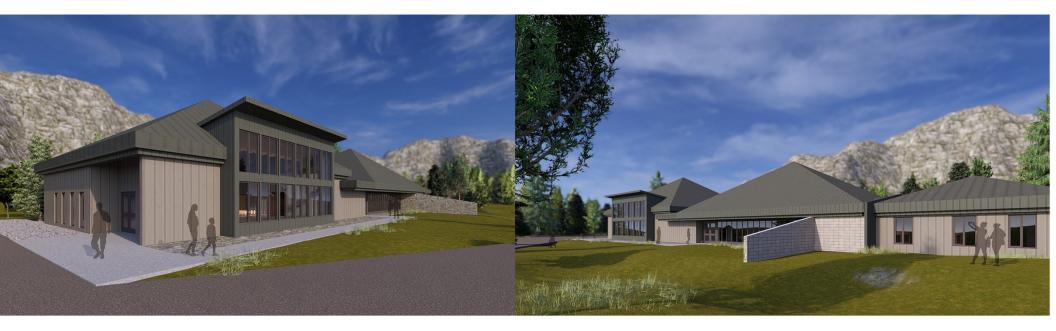
# **Dual Credit**



Dual credit is optional career-based high school programming. It can assist students in making meaningful transitions to post-secondary education or the workplace. LRSD has the flexibility to develop and implement dual credit programming that provides students with relevant learning experiences.

| 2023/2024 OFFERING SCHEDULE<br>Dual Credit courses are offered in the Fall and/or Winter semesters |                |   | 2023/2024 Du                                 | al Credit Course Schedule  |  |
|--|----------------|---|--|--|--|
| Course   | Fall classDeci | Winter (Jan 1964)   | 2023/2024 00                                 | ii Credit Course Schedule  |  |
| AG\$100 - Introduction to Agriculture  | 1              |   |  |  |  |
| ASS1150 - Apriculture Elmence<br>BIO1156 - Welfness & Health Issues                                |                | 1   | FALL 2023                                    |  |  |
| BIOTISE - Anatomy and Physiology 1   |                | 1   | ACT1011                                      | Students will gain an introduction to financial accounting focusing on the accounting cycle and  |  |
| BIOINEY - Actionary and Physiology I<br>BIOINEY - Botany   | 1              |   | Accounting Principles I                      | the preparation of financial statements. Topics include accounting for merchandising activities,   |  |
| BIO1172 - Ecology  | 1              | 1   |  | internal control, accounting for cash and more.  |  |
| BI0175 - Animal Science  | 1              |   | AHT1050                                      | Students will become familiar with selected animal health organizations and will adhere to the   |  |
| BI01195 - Introduction to Aquilponic Principles  |                |   | Introduction to the Weterinary<br>Profession | regulations of veterinary medicine in Alberta.   |  |
| 8USI170 - Introduction to Management   | 1              |   |  |  |  |
| BUS1177 - Entrepreneurship   |                | and the second se | ATG 1008<br>Solving Technology Problems      | Students will engage in the problem solving process using current hardware and software tools<br>for applied data driven problem solving.  |  |
| CA01960 - Graphic Communications   | 1              |   |  |  |  |
| CJP150 - Introduction to the Oriminal Justice System<br>CHM 1985 - The Principles of Animation     |                |   | HRT1700<br>Producing Horticulture Crops      | Students research and assess food and ornamental field crop production markets, locations,<br>materials, and process-es to achieve a sustainable enterprise.   |  |
| COM 162 - Interpersonal Relationships & Communication  | 1              |   | Producing Hericonture Crops                  |  |  |
| COMINS - Public Safety Communications/Interpersonal Relations                                      |                |   | MKG1021<br>Marketing Principles              | Students will develop an understanding of marketing concepts, principles and practices. Topics<br>examined include the influence of environmental factors on the marketing process, marketing  |  |
| CSPISO - Medical Terminology/knatomy & Physiology  | 1              |   | Manadong minopies                            | strategy development, marketing mix formulation and adjustment for pricing, promoting and  |  |
| DCMIN64 - Introduction to Design Software and Photography  | 1              |   |  | distributing appropriate products and services to selected markets.  |  |
| DCMINE7 - Marketing Fundamentals for Media   |                | 1   | SPM1260                                      | Students will analyze various management models and organizational structures within the   |  |
| ECEIISI - Health, Nutrition and Safety   | 1              |   | Introduction to Sports                       | sport and recreation industry. Content areas include professional, amateur, Olympic, and   |  |
| ECENSS - Introduction to Early Childhood Education   | /              | · · ·   | Management                                   | intercollegiate sports.  |  |
| EDUIIS3 - Foundations of Educational Assistance  | 1              | 1   |  |  |  |
| ENGIISO - Composition  | 1              | 1   |  |  |  |
| ENG159 - Writing for the Workplace   | /              | 1   | WINTER 2024                                  |  |  |
| GEOTI66 - Physical Geology   | 1              | 1   | ACT1012                                      | This course is a continuation of ACT 5051 to allow for additional study of accounting at an  |  |
| HSPISS - Family Systems and Development  | 1              | 7   | Accounting Principles II                     | introductory level.  |  |
| IOMIT79 - Design Fundamentals  | 1              |   |  |  |  |
| INSTISS - Introduction to indigenous Studies   | 1              | /   | AHT 1140                                     | Students will become familiar with the aspects of the service cycle within a veterinary clinic.  |  |
| HKT1152 - Commodity Marketing  | 1              |   | Veterinary Practice: The Team<br>Connection  | Students will explore veterinary software and their specific application to operating a veterinary<br>practice. They will apply communication skills to create positive experiences for veterinary   |  |
| HTH150 - Engineering Hath I  | 1              |   | -unsection                                   | cleats.  |  |
| PSCI65 - Canadian Government<br>PSV1960 - Introduction to Psychology                               | 1              |   | ATG 1007                                     | An even with the event of the event of the event of the even of the event of the ev |  |
| PST1962 - Production to Psychology<br>RSR1962 - Research and Writing for New Media                 | 1              |   | Electronics and Control                      | Students will investigate foundations of control systems, electronics and practical applications in<br>precision farming.  |  |
| TRATED - Introduction to the Trades  | 1              | 1   | Systems in Precision                         |  |  |
| TRAILE2 - Introduction to Transportation Trades  |                | 2   | Agriculture                                  |  |  |
| TRAIL33 - Introduction to Electrical Trades  | × ×            |   | EV51210                                      | Students will be provided an introduction to ecological principles at the species, population,   |  |
| TRAILS4 - Introduction to Construction Trades  |                | 1   | Applied Ecology                              | community and ecosystem levels. Specific application of ecology to sustainability and the<br>monosement of forest and examined econotems are studied.  |  |
|  |                |   | PS328<br>Appled footogy                      | Stadens and the provided an introduction to accling of proceeding as the specific process, psycholos,<br>monitory and exploration by Specific applications and process processing and the<br>management of liveral and gravitable enzystems are indeed.  |  |

### <u>Place-based Experiences, Adventures, and</u> <u>Knowledge for Students (PEAKS) Collegiate</u>



### **Utilization at PEAKS**

- Our utilization to date is high. We are on track to exceed 2500 student visits this school year.
- This number does not include FACES participation in July and August
- User groups include:
  - LRSD

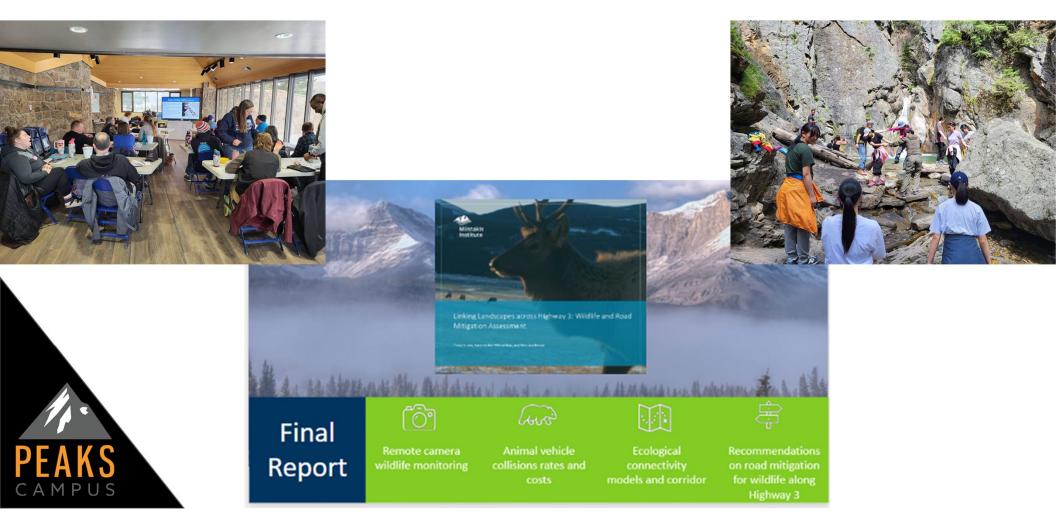
0

 Lethbridge 51 and other divisions

International students Several community user groups



### **Utilization at PEAKS**



### **Mission**

To become a leader in developing and delivering, relevant, place based, experiential programming that connects students with their communities, the natural environment and themselves inspiring an appreciation of place while fostering engaged and empowered citizens. Core Values

Student-Centered Place-Based Community-Connected Engaging Empowering



Vision

Connecting students with their communities and the natural environment to inspire and empower the next generation.



### **What is Place-based Education**

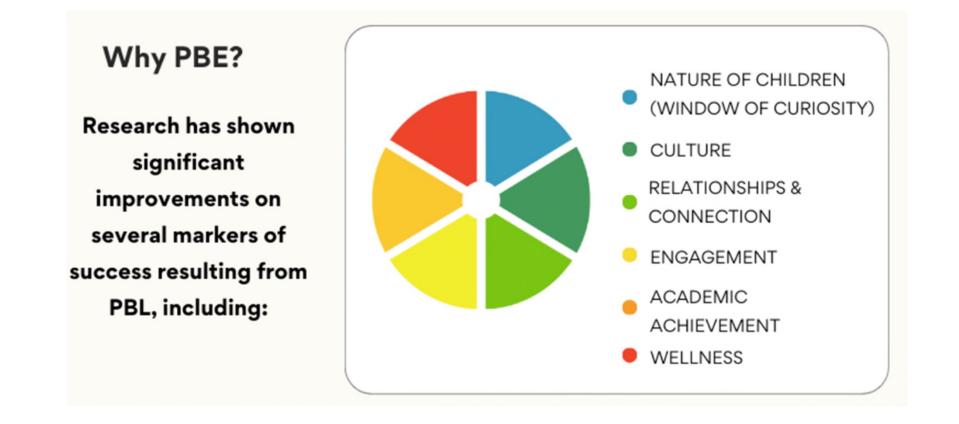
# What Does "Place-Based Education (PBE)" Mean?



Experiences

Place-Based Education (PBE) is a pedagogical approach that encourages curricular outcomes to be taught cross-curricularly within the context of the learners' built and natural environments while connecting to their community by promoting awareness and ability. This process aims to increase the relevance of information that builds on students' prior lived experiences to effectively scaffold learning.

## Why PBE?



### **Programming Partners**













LETHBRIDGE

POLYTECHNIC







actüa

crowsnes

### **Creating New PBL Opportunities for Students**



### **LRSD and U of L Research Project**

## How does Place Based Consciousness programming at PEAKS influence students' social emotional wellness?







## **PEAKS Collegiate**

LIVINGSTONE RANGE SCHOOL DIVISION

#### EXPLORING ENVIRONMENTAL SUSTAINABILITY

Junior High Career and Technology Foundation (CTF) collegiate course



Grade 7, 8, and 9 students will become empowered as responsible global citizens as they invest in environmental issues, analyze impact, propose solutions, and apply their knowledge to a final project.

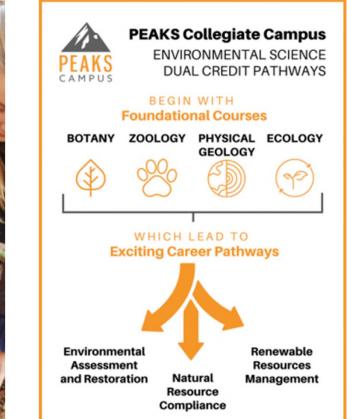
#### The junior high Exploring Environmental Sustainability option course:

- Runs Semester 1/Quarter 1 (September-November 2024)
- Features asynchronous online learning supported by a teacher at your school
- Includes 2 day-long field trips for hands-on, experiential learning and meeting with environmental sustainability experts

#### REGISTER

Talk to your school principal if you are interested in this unique opportunity. Spaces are limited so register early!

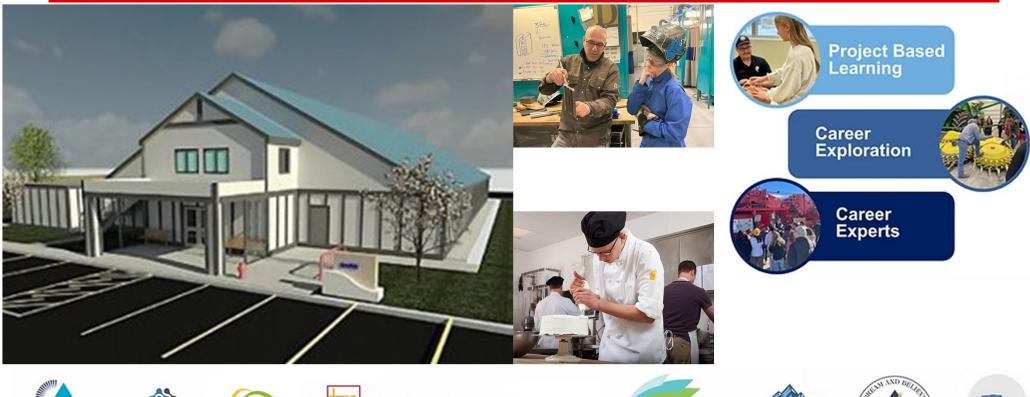








## **Southern Alberta Collegiate Institute (SACI)**



CAREERS take on the fotore

CAREER Public Schools

Grasslands Holy Spirit CATHOLIC SCHOOL DEVISIO





LETHBRIDGE POLYTECHNIC

Lethbridge SCHOOL DIVISION









## **SACI Collegiate**

Summary

- Specializing in Career Pathway programming for trades, agriculture and healthcare.
- SACI programming, while classified as dual credit, is distinguished from other Lethbridge College Dual Credit programming in that it is designed into pathways through collaboration with the Pathways Partnership of Southern Alberta (PPSA).
   Courses Available

#### Fall

Foundations in Agriculture (PSI 3315) Intro to Trades (PSI 3310) Intro to Electrical Trades (PSI 3318)

#### Winter

Intro to Trades (PSI 3310) Intro to Culinary Trades (PSI 3317) Intro to Construction Trades (PSI 3316) Intro to Transportation Trades (PSI 3315)

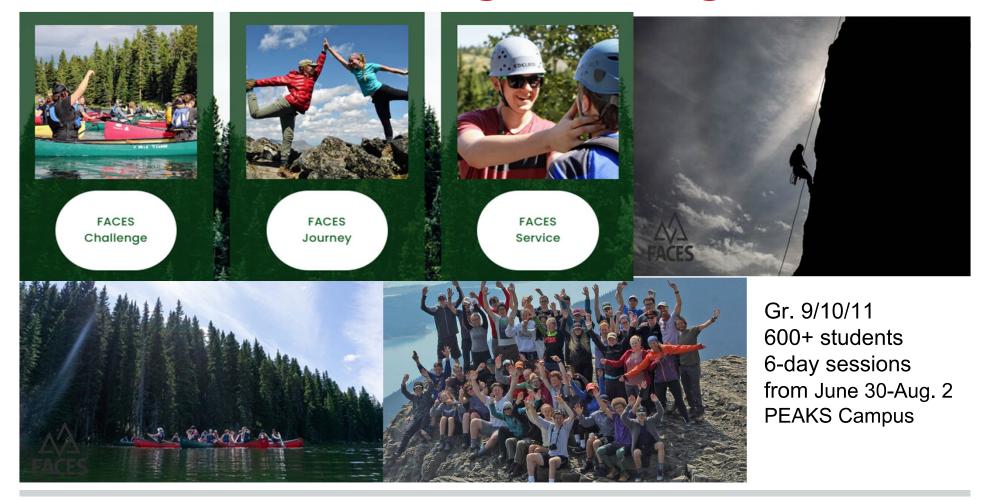
## **Pursuits - Pre Employment**



- Pursuits coordinates the offering of pre-employment certification to all LRSD students by using the scale of the division to increase possibilities.
- These courses help students prepare for job opportunities while in high school and beyond.
- Students sign up for courses based on interest and pay a fee on a cost recovery basis for the certification.
- Course options have included:
  - First Aid
  - WHMIS
  - Avalanche Safety Training 1
  - Construction Safety Systems
  - Safe Food Handling
  - High Five Training
  - Ski/Snowboard Instructor Training Level 1
  - Basketball Officiating

As we have began to offer courses, we have been fortunate enough to build great partnerships with various organizations that have offered to subsidize or sometimes outright paid for student courses. These partners include: Ever Active Schools, Pass Powderkeg ski hill, Avalanche Canada, the Alberta Alpine Ski association, Crow Snow Riders and the Canada West Ski Areas Association.

## **FACES Programming**



# **Off Campus Programming**



| 2024-2025 Enrollment<br>Division      | #  | 2024-2025 Enrollment<br>CNPass (to the end of March 2025) | #  |
|---------------------------------------|----|---|----|
| Work Experience S1                    | 65 | Work Experience   | 23 |
| Green Certificate S1                  | 35 | Green Certificate   | 0  |
| RAP S1                                | 27 | RAP   | 3  |
| SACI (Intro Trades<br>Collegiate)     | 27 | SACI (Intro Trades<br>Collegiate)                         | 0  |
| PEAKS Collegiate                      | 25 | PEAKS Collegiate  | 2  |
| Dual Credit Lethbridge<br>Polytechnic | 34 | Dual Credit Lethbridge<br>Polytechnic                     | 1  |
| Dual Credit Olds College              | 14 | Dual Credit Olds College                                  | 0  |
| Pre- Employment                       | 2  | Pre- Employment   | 0  |

## **Potential Partnerships**

LRSD welcomes the opportunity to discuss potential partnership opportunities.



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 6.b

Subject: Northback Update - Mike Young, CEO

**Recommendation:** That Council accept the update from Mike Young, CEO of Northback as information.

**Executive Summary:** Northback had requested to provide an update to Council through the delegation process.

**Relevant Council Direction, Policy or Bylaws:** 1041, 2020 Procedure Bylaw

**Discussion:** Northback will present an update regarding the Coal Exploration Program Application.

Analysis of Alternatives: n/a

Financial Impacts: n/a

Attachments: 2025-04-15 - MCNP.pdf



# Selenium Management

April 15, 2025

## **Northback's Commitments Regarding Selenium**

- Selenium is a naturally occurring element which exists in rocks and soil of many regions, including areas where mining takes place. When rocks that contain selenium are broken up during mining and exposed to air and water, the selenium can be released over time into the surrounding soil and waterways
- Mining operations manage selenium by designing waste rock to reduce exposure to water and air, and by capturing and treating mine water on site to keep environmental levels within safe limits
- Northback has provided commitments to Crowsnest Pass residents, in relation to the project, which for water and selenium management are:
  - Waste rock stockpiles will not be placed in the Gold Creek watershed, significantly reducing the risk of selenium release to protect the Westslope Cutthroat Trout population.
  - The Project's selenium management plan will employ a multiple-line-of-defense strategy and will use proven treatment technologies from commencement of operations.
  - The Project will meet applicable environmental regulations, ensuring that the water remains safe for residents of Southern Alberta.
  - Selenium concentrations on site are and will continue to be monitored.
  - We will continue air and water quality monitoring and reporting throughout the life of the mine, with operations managed to maintain air and water quality within limits permitted by the environmental regulations.
- Northback is wholly owned by Hancock Prospecting, which is a large, diversified and successful private company with longstanding
  experience in responsible resource exploration, development, and reclamation. Hancock has the capability and financial resources, and
  track record based on current operations in Australia, to stand behind its commitments
- Northback will submit a detailed selenium management plan as part of the AER approvals process and welcomes the opportunity to undertake further consultation with the community, and to receive and consider the community's feedback into that plan



# **Selenium Treatment Plants**

• Northback is assessing and studying proven treatment technologies which are being operated by mining companies to meet regulatory selenium discharge limits. These include:

| Mining Operation (Location)                                 | Selenium Reduction (%)   | Treatment Method(s)                            | Reference   |
|---|--|--|---|
| <b>Elk Valley Resources (EVR)</b><br>(Southeast BC, Canada) | Four water treatment facilities<br>removing between <b>95% and 99%</b> of<br>selenium from treated water | Water Treatment Plant and Saturated Rock Fills | Teck Fact Sheet:<br>https://www.teck.com/media/Teck-<br>Water-Quality-Progress-Update-Fact-<br>Sheet-v10.2-20231114.pdf   |
| <b>Conuma Brule Mine</b><br>(Northeast BC, Canada)          | Removal <b>up to 94%</b> (with concentrations decreasing from ~200 μg/L to 20 μg/L).                     | <i>In situ</i> anaerobic bioreactor            | Kona <i>et al.</i> , 2022, proceedings paper:<br>https://www.mineconferences.com/blu<br>epixeldesign/wp-<br>content/uploads/2022/07/17<br>Macoura-Kone-et-al-Biogeochemical-<br>Attenuation-of-Selenium-and-Nitrate-<br>in-Brule-Coal-Mine-Contactpdf |
| <b>Trend Mine</b><br>(Northeast BC, Canada)                 | Selenium reduction <b>up to 96.4%</b> (with concentrations decreasing from 130 $\mu$ g/L to 5 $\mu$ g/L) | ABMet  | Wastewater Digest article:<br>https://www.wwdmag.com/wastewate<br>r-treatment/news/10929963/ge-<br>technology-to-help-remove-toxic-<br>metals-from-wastewater-at-canadian-<br>coal-mine   |



### Technical Inputs to Northback's Selenium Management Strategy



#### Vegetation trials for phytoremediation





**Column testing** 



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.a

Subject: Bylaw 1215, 2025 - Fees, Rates and Charges Bylaw - Second & Third Reading

**Recommendation:** That Council gives second and third reading of Bylaw 1215, 2025 with the Tourist Home business license rate being amended following the passing of the Property Tax Bylaw.

#### **Executive Summary:**

The Fees, Rates and Charges Bylaw is the Municipal document that identifies all general fees, rates and charges for the Municipality. The bylaw is reviewed annually and presented to Council. It gives Administration the legal authority to levy charges on individuals or businesses affected by the different sections of the bylaw.

Fees, Rates and Charges Bylaw 1215, 2025 was presented to Council on March 11, 2025 and received first reading.

The tourist home in residential taxed property rate will be updated following the approval of the Property Tax Rate Bylaw.

#### **Relevant Council Direction, Policy or Bylaws:**

The Fees, Rates and Charges bylaw is reviewed annually by Administration and presented to Council for approval.

#### **Discussion:**

The Municipality, on an annual basis passes the Fees, Rates and Charges Bylaw, giving Administration the authority to levy fees on individuals and businesses affected by the different sections of the Bylaw. The schedules and information are aligned to coincide with the department related fees, rates and charges. All fees, rates and charges go into effect upon passing of Bylaw 1215, 2025, with the exception of utility rates which are effective July 1, 2025.

The 2024 Fees, Rates and Charges Bylaw 1181, 2024 was distributed to senior management to review and identify changes they wished to make. Most departments have made changes. During first

reading, all of the changes were presented in red font; however, for second and third reading the changes have been changed to black font for cohesiveness.

Brought back for information:

- All pasture leases are renewed annually. They were last reviewed and compared to similar properties in 2021. There are 3 pasture land rentals used for horses, all of which are situated on unfavourable land and are not conducive to herds.
- Lots for mobile home leases expire in December 2026. There are 8 agreements. At that time the amounts will be reviewed, compared to similar lots, and updated.
- The user fees for facilities related to Community Services were evaluated in 2022 and were comparable to 6 surrounding towns. The evaluation accounted for roughly 1.3% annual increase, which reflects inflation. For the 2026 bylaw, a comparison among similar Community Services in surrounding areas will be completed and fees will be updated.

#### Analysis of Alternatives:

- Council can pass second reading.
- Council can pass second reading with amendments.
- Council can pass third reading.

#### **Financial Impacts:**

Subject to the changes being proposed additional revenue could be recognized.

#### Attachments:

1215, 2025 - Fees, Rates, and Charges Bylaw.pdf

#### MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1215, 2025 Fees, Rates and Charges Bylaw

**BEING** a Bylaw of the Municipality of the Crowsnest Pass, in the Province of Alberta, to identify general fees, rates and charges for Administrative Fees, Planning and Development Fees, Safety Codes Permit Fees, Protective Services Fees, Utility Rates, Community Services Fees and Pass Powderkeg Fees.

**WHEREAS** the Municipal Government Act, Chapter M-26, Revised Statues of Alberta 2000 and any amendments thereto, Council may pass bylaws for Municipal purposes respecting services provided by the Municipality;

**AND WHEREAS** the Act provides for the establishment of fees, rates, and charges for those services;

**NOW THEREFORE** the Council of the Municipality of Crowsnest Pass, in the Province of Alberta, duly assembled, hereby enacts as follows:

#### 1. Short Title and General

- 1.1 This Bylaw may be cited as The Fees, Rates and Charges Bylaw. Where the terms of this Bylaw conflict with the provisions of any other Bylaw of the Municipality of Crowsnest Pass, this Bylaw shall prevail.
- 1.2 That the Fees, Rates and Charges as identified in the attached Schedule A, B, C, D, E, F, G and H represent the fees, rates, and charges applicable to general Municipal services provided by the Municipality of Crowsnest Pass.

#### 2. Definitions

- 2.1 In this Bylaw:
  - (a) "Officer" shall mean any member of the Royal Canadian Mounted Police, a Community Peace Officer or a Bylaw Enforcement Officer or appointed pursuant to Bylaw 1056, 2020 as appointed by the resolution of Council;
  - (b) "Provincial Court" means the Provincial Court of Alberta;
  - (c) "Provincial Offences Procedure Act" shall mean the Provincial Offences Procedure Act, being Chapter P-34 of the Statutes of Alberta, 2000 as amended;
  - (d) "Violation Ticket" shall have the meaning ascribed to it in the Provincial Offences Procedure Act;
  - (e) "Emergency" shall mean an unexpected, unplanned situation that requires immediate attention.

#### 3. Enforcement and penalty provisions

- 3.1 The Officer shall keep an up-to-date record of all complaints, notices, and reports and a similar record of the disposition, therefore.
- 3.2 The Officer may issue a violation ticket to any person alleged to have committed a breach of this bylaw which shall state the complaint and the specified penalty as described within this bylaw and the date, time, and place at which the defendant is to appear to answer the summons.
- 3.3 Where there is a specified penalty, fee or fine listed for an offence in Schedules A, B, C, D, E, F, G or H, to this Bylaw, that amount is the specified for the offence.
- 3.4 Voluntary payment of the violation ticket in accordance with terms of the violation ticket shall be accepted by the Municipality of Crowsnest Pass as a plea of guilty in accordance with Section 25 of the Provincial Offences Procedure Act.
- 3.5 A bylaw tag shall be deemed to be sufficiently served in any prosecution:
  - (a) If served personally on the accused;
  - (b) If mailed by registered post to the last known address of the accused person;
  - (c) If left at the accused's usual place of abode or with another resident thereof who appears to be at least 16 years of age;
  - (d) Where the accused is an association, partnership, or corporation, if mailed by registered post to the last known office address or registered office address or if left with a person who appears to be at least 16 years of age and is employed by or is an officer of the association, partnership or corporation.
- 3.6 This section shall not prevent any Officer from issuing a violation ticket requiring the court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedure Act, R.S.A. 2000, c.P-34, or from laying an information instead of issuing a violation ticket.
- 3.7 Nothing in Sections 3.5(c) and 3.5(d) of this bylaw shall prevent any person or owner from defending a charge of committing a breach of this bylaw.
- 3.8 Any person or owner who commits a breach of any of the provisions of this bylaw shall be liable to the fines as set forth within this bylaw.

#### 4. Severability

4.1 Each Section of the Bylaw shall be read and construed as being separate and severable from each other Section. Furthermore, should any Section or Part of this Bylaw be found to have been improperly enacted for any reason, that such Section or Part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

#### 5. Effective date

- 5.1 That Bylaw No. 1215, 2025 comes into full force and effect upon the third and final reading thereof excluding the fees described in Schedule E.
- 5.2 That all fees described in Schedule E come into full force and effect on July 1, 2025.
- 5.3 That Bylaw No. 991, 2017, Bylaw 1022, 2019 and Bylaw No. 1045, 2020 be amended to include Bylaw No. 1215, 2025 Schedule "D".
- 5.4 That Bylaw No. 560, 2001, Bylaw No. 561, 2001, Bylaw No. 863, 2013, be amended to include Bylaw No. 1215, 2025 Schedule "E".
- 5.5 That Bylaw No. 1082, 2021 be amended to include Bylaw No. 1215, 2025 Schedule "F".
- 5.6 That Bylaw No. 1181, 2024 and amendments thereto be repealed.

READ a **first** time in council this <u>11</u> day of <u>March</u> 2025.

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer

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| MDM/Complex Meeting Room #11 & Stage                                       |    |
| Complex Concession (if not under a lease agreement)                        |    |
| Additional   |    |
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| Ball Diamonds  |    |
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#### Schedule "A" – Administrative Fee Schedule

| Business Licenses   |   |
|---|---|
| General – Local Business (including Tourist Home in a commercial property)  | \$125.00 per annum  |
| General – Local Business – Alberta Southwest Regional Alliance<br>(as an addition to the General – Local Business fee)  | \$80.00 per annum   |
| General - Non-Resident Business   | \$360.00 per annum  |
| Home Occupation – Category 1  | \$125.00 per annum  |
| Home Occupation – Category 2  | \$250.00 per annum  |
| Short-Term Rental/Bed & Breakfast   | \$500.00 per annum  |
| <ul> <li>Tourist Home in residential taxed property (for Tourist<br/>Home in commercial property – see General – Local<br/>Business).</li> <li>Residentially taxed property operating as a commercial<br/>business without residential occupancy.</li> </ul>  | Current property assessment x 0.00646   |
| Non-payment penalty after Jan 31  | 0%  |
| Operating or advertising a business without a license - First offence   | Double License fee  |
| Operating or advertising a business without a license-<br>Subsequent Offences   | Double previous fine up to \$10,000.00  |
| Transfer of License   | \$25.00   |
| Replacement of License Certificate  | \$25.00   |
| The above Business License Fees are due and payable by January<br>those Business License issued between the 1 <sup>st</sup> day of January and<br>license fee for the full year and for those issued after September<br>half (1/2) of the license fee for the full year.<br>Special trades that are not available or represented by the comm<br>contractor may be exempt from a business license for a one-time | the 30 <sup>th</sup> day of September shall be the<br>30 <sup>th</sup> the Business License fee shall be one<br>nunity and hired by the Municipality as a |
| Day Rate (maximum 2 consecutive days) – Resident  | \$50.00 per day   |
| Day Rate (maximum 3 consecutive days) – Non-Resident  | \$100.00 per day  |
| Hawkers/Peddlers/Mobile Vendors/Pushcart Vendors –<br>Resident  | \$125.00  |
| Hawkers/Peddlers/Mobile Vendors/Pushcart Vendors –<br>Non-Resident  | \$375.00  |
| Craft Sales and Garage Sales (maximum of 4 per year with a  | Exempt  |

Exempt

duration of 2 consecutive days per event)

| Municipal Documentation and Clerical Services                   |  |  |  |
|---|--|--|--|
| Cash Receipting   |  |  |  |
| Returned Cheque, AFT and EFT                                    | \$35.00  |  |  |
| Freedom of Information and Protection of Privacy (FOIP) Act     |  |  |  |
| Freedom of Information and Protection of Privacy Fees & Charges | As per the current Freedom of Information and Protection of Privacy Act, AR 186/2008 |  |  |
| Electronic Recording of Council Meeting                         | \$25.00  |  |  |
| Photocopying/Faxing   |  |  |  |
| Photocopy/Printing (single sheet)                               | \$0.60   |  |  |
| Fax (minimum - cover sheet & 1st page)                          | \$2.50   |  |  |
| Fax (second and subsequent sheets)                              | \$0.60   |  |  |
| Maps/Pins/Flags   |  |  |  |
| Maps - Ownership  | \$12.00  |  |  |
| Maps - Municipal Road Map                                       | \$5.00   |  |  |
| Municipal Flag  | \$140.00   |  |  |
| Alberta Flag  | \$80.00  |  |  |
| Canada Flag   | \$60.00  |  |  |
| Municipal Pin (Metal)   | \$2.50   |  |  |

| Community Handbook Advertising |                |            |
|--------------------------------|----------------|------------|
|                                | Not-For Profit | For-Profit |
| Back Cover                     | \$1,000.00     | \$2,000.00 |
| Full Page                      | \$400.00       | \$800.00   |
| ½ page ad                      | \$200.00       | \$400.00   |
| ¼ page ad                      | \$100.00       | \$200.00   |
| Business Card                  | \$75.00        | \$150.00   |
| Multiple Pages 6+              | \$175.00/page  | N/A        |

| Taxation and Assessment   |                       |
|---|-----------------------|
| Tax Certificates  | \$30.00               |
| Tax Searches  | \$20.00               |
| Assessment Appeal fee - properties with residential mill rates        | \$50.00 - GST exempt  |
| Assessment Appeal fee non-residential assessed value up to \$999,999  | \$150.00 - GST exempt |
| Assessment Appeal fee non-residential assessed value over \$1,000,000 | \$250.00 - GST exempt |
| Notifications - Land Titles   | \$25.00 - GST exempt  |

| Land Sales                |                                |
|---------------------------|--------------------------------|
| Land Sale Application Fee | \$250.00 (non-refundable)      |
| Land Sale Price           | Subject to individual lot sold |

| Administrative Surcharge and Service Contracts  |                         |
|---|-------------------------|
| An administrative surcharge will be levied when the<br>Municipality invoices for service performed by staff or a<br>contractor. Excludes wage reimbursements from third<br>parties such as WCB and Union. | 15% of contract/invoice |

| Rental/Lease Rates for Municipal Lands |   |  |
|--|---|--|
| Pasture Rates                          | \$1.00 per day per animal unit (minimum of 2) plus applicable taxes on land |  |
| Serviced Residential Lot Rental        | \$200.00 per month per residential site plus applicable taxes on land       |  |

#### Schedule "B" – Planning and Development Fee Schedule Development Permit Fees and Penalties

| <b>Fee Schedule</b> (Note: some uses / developments may be exempted from the requirement to obtain a development permit – inquire with a Development Officer)  | Fee   |
|--|---|
| Base Fee – All Development Permits (per application)   | \$75.00   |
| Additional Fee for Permitted Buildings and Uses  | ·   |
| Accessory Buildings and Uses, including sign, shed, garage, shipping container,<br>exploratory excavation / filling, private utility, stockpiling, and any other buildings<br>and uses that the Development Officer determines to be a permitted "Accessory<br>Building or Use" as defined in the Land Use Bylaw (Note: a secondary suite is not an<br>accessory use, even though it may be located in an accessory building). | +\$25.00  |
| All other permitted buildings and uses, including secondary suite, temporary development permit and demolition that is part of the new development proposed in the DP  | +\$175.00   |
| Variance for a permitted building and use<br>Decision by the Development Officer<br>Decision by the Municipal Planning Commission  | +\$100.00<br>+\$200.00  |
| Additional Fee for Discretionary Buildings and Uses  | Γ   |
| Accessory Buildings and Uses, including sign, shed, garage, shipping container,<br>private utility, and any other buildings and uses that the Development Officer<br>determines to be a discretionary "Accessory Building or Use" as defined in the Land Use<br>Bylaw (Note: a secondary suite is not an accessory use, even though it may be located in<br>an accessory building).  | +\$200.00   |
| All other discretionary buildings and uses, including Secondary Suite, Home<br>Occupation Class 2, Tourist Home, Short-Term Rental/Bed & Breakfast, including<br>secondary suite, temporary development permit and demolition that is part of the new<br>development proposed in the DP  | +\$375.00   |
| Variance for a discretionary building and use  | +\$0.00   |
| Additional Fee for Demolition that is not part of a new construction project   | +\$25.00  |
| <b>Revision</b> of an Issued Development Permit for reasons other than clerical corrections  | 50% of the original regular<br>fee provided that the revision<br>is made prior to the expiry<br>date of the original DP. A<br>revision made after the expiry<br>date shall require a new full<br>application fee. |
| <b>Extension</b> of the Validity of an Issued Development Permit   | 35% of the original regular<br>fee provided that the<br>extension request is made<br>prior to the expiry date. An<br>extension request made after<br>the expiry date shall require a<br>new full application fee. |

| <b>Penalty Fee</b> for Starting a Use or Development Without the Benefit of or Contrary to a Development Permit                                | Penalty fee shall be five<br>times the regular                                  |
|--|---|
| Where a development permit application review identifies that:   | fee and shall be a  |
| <ul> <li>(a) a development or use (including a change of use) has commenced prior to a<br/>development permit being applied for, or</li> </ul> | penalty fee in addition<br>to the regular fee (e.g.<br>\$100 regular fee plus a |
| (b) a development has been undertaken in contravention of or contrary to a site plan,  | 5x penalty fee of \$500 =   |
| including a variance to the established minimum standards, that was approved as  | \$600 total fee)  |
| part of a previous development permit or a condition of that development permit,   |   |
| and / or in contravention of or contrary to the development standards established  |   |
| in the Land Use Bylaw,   |   |
| the penalty fee shall be five times (5x) the total amount listed in this schedule including  |   |
| all fees applicable, including the base fee, variance fee, or development type specific  |   |
| fee(s), and is a penalty fee in addition to the regular fee.   |   |

#### NOTES

- (a) Upon review of the application the Development Officer will determine the full application fee and advise the applicant of the same prior to the expiry of the 20-day review period pursuant to the Municipal Government Act. A development permit application shall be deemed to be incomplete and shall not be processed until the full application fee is paid or arrangements have been made with the Development Officer for payment prior to the issuance of the development permit.
- (b) Development Permit application fees are non-refundable.
- (c) Whenever an application is received for a building or use for which a fee is not listed in this schedule, the amount of the fee shall be determined by the Development Officer and shall be consistent with those fees listed herein for similar developments.
- (d) Pursuant to the Land Use Bylaw, the Development Officer may require an application for a Permitted Use be brought before the Municipal Planning Commission for reasons other than the issuance of a variance, in which case the application fee shall continue to be determined as a Permitted use.
- (e) Some developments and uses are exempt from the requirement to obtain a development permit as per the Land Use Bylaw inquire with a Development Officer.

#### **Other Planning and Development Fees**

| Description   | Fee  |
|---|--|
| Application for Area Structure Plan or Outline Plan<br>(not including 3ª party review)  | \$3,000.00   |
| Third-Party Professional Review<br>(all technical studies submitted in support of an area structure plan,<br>subdivision or major development will be reviewed by the<br>municipality's approved professional as applicable, e.g., engineer,<br>biologist, lawyer, etc.)    | Industry standard hourly rates + 10%   |
| Internal professional review by municipal employees holding a professional designation, e.g., P.Eng. or RPP (Registered Professional Planner)   | \$150.00 per hour per professional designation<br>determined to be applicable (complex applications<br>may be charged a flat rate as may be deemed<br>applicable depending on the complexity of an<br>application) |
| Application for Land Use Bylaw Amendment  |  |
| LUB Text Amendments/Re-zoning/Map amendment(s)  | \$850.00   |
| Application for Statutory Plan Amendment (MDP, ASP)   | \$850.00   |
| Compliance Letter<br>New<br>Revision (within 6 months)  | \$100.00<br>\$25.00  |
| <ul> <li>Occupancy and Completion Certificate relative to new construction, relocation, partial demolition, alteration, or a change in occupancy classification</li> <li>Applied for prior to taking occupancy</li> <li>Applied for after having taken occupancy</li> </ul> | No charge<br>\$500.00 penalty  |
| Application for Encroachment Agreement (for preparation of the agreement and for Third Party Encroachment Applications prepared and registered by applicant's lawyer)   | \$100.00   |
| <ul> <li>Encroachment Agreement Fee</li> <li>When the agreement is registered to Land Titles by the applicant's lawyer</li> </ul>   | \$100.00   |
| <ul> <li>When the agreement is registered to Land Titles by the<br/>Municipality</li> </ul>   | \$200.00   |
| Encroachment Agreement Annual Lease Fee, the amount which shall<br>be based on the nature, condition, extent and expected duration of<br>the encroaching improvement, and in the sole discretion of the Chief<br>Administrative Officer or their designate:                 |  |
| <ul> <li>Minor encroachment (e.g. fence, fence post, moveable shed)</li> <li>Major encroachment established prior to December 31, 2990<br/>(e.g. residence, garage, including eaves)</li> </ul>   | \$50.00 to \$300.00 annually<br>\$100.00 annually  |
| <ul> <li>Major encroachment established after December 31, 1990 (e.g. residence, garage, including eaves)</li> </ul>  | \$300.00 to \$750.00 annually  |
| Development Agreement<br>(not including 3rd party professional review)  | \$1,500.00   |

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| Road Closure / Lane Closure / Municipal Reserve Closure<br>(Does not include LUB amendment fee, or survey costs. Applicant is<br>charged survey costs + 10% where municipality directly pays for<br>survey)   | \$1,000.00  |
|---|---|
| Request to convene a special meeting of the Municipal Planning     Commission   | \$600.00  |
| Appeal to Subdivision and Development Appeal Board  | \$400.00  |
| Subdivision   | Contact ORRSC   |
| Certificate of Local Authority (Condominium) fee  | \$40.00 per unit created  |
| Historic Resource Designation   | \$0.00  |
| Discharge or Postponement of Caveat (each discharge whether partial or full)  | \$75.00   |
| Title or Registered Document (per document)   | \$25.00   |
| Mobile Vending Permit   | \$200.00  |
| Civic Addressing  | \$0.00 per address  |
| Fines that may be issued by the Community Peace Officer / Bylaw<br>Enforcement Officer upon request by the Development Officer for<br>offences, including a contravention of the Land Use Bylaw, or for non-<br>compliance with a Development Permit or the conditions of a Development<br>Permit, a Stop Order, a decision by the SDAB or a decision by the Court of<br>King's bench (Penalties and Fines in the Land Use Bylaw and relevant<br>sections of the Municipal Government Act).<br>A person who is fined for a contravention or non-compliance may pay the<br>fine to avoid prosecution.<br>A fine that is not paid is an amount owing to the Municipality. | <ul> <li>\$250.00 for contravening any provision of<br/>the Land Use Bylaw or a DP or a condition<br/>of a DP.</li> <li>\$500.00 for the first citation of non-<br/>compliance with or contravention of a<br/>Stop Order deadline or SDAB decision<br/>deadline or Court of King's bench decision<br/>deadline.</li> <li>\$1,000.00 per second and subsequent<br/>citations for every week that the non-<br/>compliance or contravention continues<br/>after the expiry of a Stop Order deadline<br/>or SDAB decision deadline or a Court of<br/>King's bench decision deadline<br/>Maximum fine for each offence -<br/>\$10,000.00 or imprisonment for not more<br/>than one year, or both.</li> </ul> |
| <b>Fines</b> issued by the Community Peace Officer / Bylaw Enforcement Officer upon request by the Development Officer for contravening or not complying with an Order to Address an Emergency or an Order to Remedy Dangers or Unsightly Property.   | Minimum fine - \$300.00<br>Maximum fine - \$10,000.00 or<br>imprisonment for not more than one<br>year, or both.  |

#### **Performance Security Deposits**

#### Deposit Required (refundable):

To cover for possible damage to municipal infrastructure in connection with construction activity, the relocation of a building or demolition; and / or

To encourage completion of development permit conditions and compliance with associated deadlines, the Development Authority shall add a condition for a performance security deposit for the types of development permits listed in the Table below, and the development permit shall not be issued (released) and shall be of no effect until the security deposit has been paid. The performance security deposit is refundable upon completion of the condition / compliance with a deadline to the Development Officer's reasonable satisfaction.

#### Forfeiture of Security Deposit:

Under the circumstances described in the Table below, the performance security deposit shall be forfeited to the Municipality as a penalty for non-completion / non-compliance by the landowner / applicant, and unless stated below, the Municipality shall not have an obligation to apply the forfeited amount towards achieving completion / compliance.

| Relocation of a building or other construction activity   | \$5,000, which shall be forfeited and applied<br>towards the actual cost of repairs in the<br>event that there is damage to municipal<br>infrastructure, the balance for which the<br>landowner shall be invoiced. |  |
|---|--|--|
| Building Demolition or other construction activity  | Up to \$20,000 dependent on the scope of the project, which shall be forfeited and   |  |
| (when related to the use of heavy equipment on residential streets)   | applied towards the actual cost of repairs in<br>the event that there is damage to municipal<br>infrastructure, the balance for which the<br>landowner shall be invoiced.  |  |
| Accessory Building prior to Principal Building  | \$5,000, which shall be forfeited as a penalty<br>if the Principal Building construction is not<br>completed within three (3) years from the<br>date of the Accessory Building<br>Development Permit issuance.     |  |
| Development Permit Conditions, Development Completion,<br>Deadline Compliance, Temporary Development Permit, and<br>"Other", at the discretion of the Development Authority | Up to \$50,000, which shall be forfeited as a penalty when conditions are not satisfied or development is not completed or deadlines are not met.  |  |

#### Schedule "C" – Safety Codes Permit Fees Gas Permit Fees

**PLEASE NOTE:** A gas permit for Multi-Family Residential\*\* and for Non-Residential work can only be applied for by a journeyman plumber.

\*\* Multi-Family Residential starts at Duplex and Semi-detached Dwelling.

| Single-Family Residential <sup>**</sup> , including Accessory Building, and Appliance Replacement |          |         |  |  |
|---|----------|---------|--|--|
| Number of Outlets Permit Fee SCC Le   |          |         |  |  |
| 1-5   | \$190.00 | \$7.60  |  |  |
| 6-10  | \$250.00 | \$10.00 |  |  |
| 11-15   | \$310.00 | \$12.40 |  |  |
| 16-20   | \$375.00 | \$15.00 |  |  |
| 21-25   | \$410.00 | \$16.40 |  |  |
| Over 25 - \$410.00 + \$10 per additional Outlet over 25, plus SCC Levy                            |          |         |  |  |

| Multi-Family Residential <sup>**</sup> and Non-Residential, including Accessory Building, and Appliance |            |          |  |
|---|------------|----------|--|
| Replacement   |            |          |  |
| Number of BTUs  | Permit Fee | SCC Levy |  |
| 0 to 100,000  | \$130.00   | \$5.20   |  |
| 100,001 to 200,000  | \$165.00   | \$6.60   |  |
| 200,001 to 400,000  | \$205.00   | \$8.20   |  |
| 400,001 to 1,000,000  | \$335.00   | \$13.40  |  |
| 1,000,000 to 2,000,000  | \$385.00   | \$15.40  |  |
| Over 2,000,000 - \$385.00 plus \$7.00 per additional 100,000 BTUs (or portion of), plus SCC Levy        |            |          |  |

| Miscellaneous Gas Fees                                 |               |             |  |  |
|--|---------------|-------------|--|--|
| Description  | Permit Fee    | SCC Levy    |  |  |
| Temporary Service / Heat                               | \$160.00      | \$6.40      |  |  |
| Service Connection or Re-connection                    | \$160.00      | \$6.40      |  |  |
| Alteration of Gas Line                                 | \$160.00      | \$6.40      |  |  |
| Air Test   | \$160.00      | \$6.40      |  |  |
| Annual Permit – contractor or institution only         | \$500.00      | \$20.00     |  |  |
| Propane cylinder refill center / station               | \$285.00      | \$11.40     |  |  |
| Propane tank set (excluding connections to appliances) | \$160.00      | \$6.40      |  |  |
|  | \$160.00 plus | \$6.40 plus |  |  |
| Propane tank set (including connections to appliances) | \$15.00 per   | \$0.60 per  |  |  |
|  | appliance     | appliance   |  |  |
|  | connection    | connection  |  |  |

The Safety Codes Council Levy shall be added to each permit based on 4% of the permit amount with a minimum SCC Levy of \$4.50 and a maximum SCC Levy of \$560.00.

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#### Plumbing and Private Sewage Disposal Systems Permit Fee

**PLEASE NOTE:** A plumbing and PSDS permit for Multi-Family Residential\*\* and for Non-Residential work can only be applied for by a journeyman plumber.

\*\* Multi-Family Residential starts at Duplex and Semi-detached Dwelling.

Plumbing Permit Fees - All Building Types (all Residential, Non-Residential, and Accessory Buildings) Including Ready-to-Move (RTM), Modular Home, Moved-In Dwelling, or Moved-In Building on a Basement or Crawlspace (but not on blocks or piles)

| Number of Fixtures / Drops  | Permit Fee | SCC Levy |  |  |
|---|------------|----------|--|--|
| 1-5   | \$165.00   | \$6.60   |  |  |
| 6-10  | \$215.00   | \$8.60   |  |  |
| 11-20   | \$290.00   | \$11.60  |  |  |
| Over 20 - \$290.00 plus \$5.00 per additional fixture plus SCC Levy |            |          |  |  |
| Service Connection or Reconnection                                  | \$165.00   | \$6.60   |  |  |
| Annual Permit (Institutions)  | \$500.00   | \$20.00  |  |  |

| Plumbing Permit Fees – Ready-to-Move (RTM), Modular Home, Moved-In Dwelling or Moved-In Building on blocks or piles (but no Basement or Crawlspace) |          |        |  |  |
|---|----------|--------|--|--|
| Description Permit Fee SCC Lev  |          |        |  |  |
| Ready-to-Move (RTM), Modular Home, Moved-In<br>Dwelling or Moved-In Building on blocks or piles   | \$165.00 | \$6.60 |  |  |

| Private Sewage Disposal System Fees                       |            |          |  |
|---|------------|----------|--|
| Description   | Permit Fee | SCC Levy |  |
| Field   |            |          |  |
| Mound   |            |          |  |
| Open Discharge  | \$500.00   | \$20.00  |  |
| Treatment Plant   |            |          |  |
| Lagoon  |            |          |  |
| Septic Tank / Holding Tank – per each tank in addition to | \$300.00   | \$12.00  |  |
| the fee for field, mound, and open discharge              | \$300.00   | \$12.00  |  |

The Safety Codes Council Levy shall be added to each permit based on 4% of the permit amount with a minimum SCC Levy of \$4.50 and a maximum SCC Levy of \$560.00.

#### **Electrical Permit Fees**

PLEASE NOTE: An electrical permit may only be issued to either a Master Electrician within their scope of certification or to an owner who resides or intends to reside in a single-family residential dwelling where the electrical system serves that dwelling.

\*\* Multi-Family Residential starts at Duplex and Semi-detached Dwelling.

Homeowner's Electrical Permit: A homeowner can only apply for a Homeowner's Electrical Permit for the Single-Family Residence that they own and reside in or intend to reside in – i.e. they cannot apply for a permit for a property that they own but which is occupied by a tenant – an electrical contractor must apply for the permit. A homeowner who renovates properties for resale while not residing in that house, also cannot apply for a Homeowner's Electrical Permit – it must be a contractor.

For permit fee calculation, use the table below first – if not applicable, use the second table below.

| Electrical – Miscellaneous – All Residential and Non-Residential, including Addition, Renovation, Accessory Building, Minor Work, Basement |                    |                   |  |
|--|--------------------|-------------------|--|
| Description  | Permit Fee         | SCC Levy          |  |
| Service Connection or Reconnection [hot tub, A/C unit,   |                    |                   |  |
| Ready-to-Move Dwelling (RTM), Modular Home,  | \$160.00           | \$6.40            |  |
| Moved-In Dwelling, Moved-In Building]  |                    |                   |  |
| Panel or Service Upgrade   | \$160.00           | \$6.40            |  |
| Temporary Service / Power  | \$160.00           | \$6.40            |  |
| Underground Power  | \$160.00           | \$6.40            |  |
| Sign – Electrical Connection   | \$160.00           | \$6.40            |  |
| Annual Permit (Contractor or Institution)  | \$500.00           | \$20.00           |  |
|  | Up to 1,000 Watt - | ¢0.00             |  |
| Alternative Energy Connection (reaf mounted color  | \$225.00           | \$9.00            |  |
| Alternative Energy Connection (roof mounted solar  |                    |                   |  |
| panel)   | Over 1,000 Watt -  | 10/ of normit foo |  |
|  | \$0.83 per 1,000 W | 4% of permit fee  |  |

For permit fee calculation, use the previous table above first – if not applicable, use the second table below.

For a project valued at \$10,000 or more, plans are required for a complete application.

Project Cost for a Homeowner's Electrical Permit - to determine the project cost / value for a Homeowner's Electrical Permit, use this calculation formula: Project Value = Cost of Materials Estimated by Homeowner x 2.

| Value of Materials<br>and Labour | Single-Family**<br>Residential<br>(including<br>Addition and<br>Accessory<br>Building) | SCC Levy | Multi-Family<br>Residential** and Non-<br>Residential (including<br>Addition and Accessory<br>Building) | SCC Levy |
|----------------------------------|--|----------|---|----------|
| 0-1,000                          | \$140.00   | \$5.60   | \$175.00  | \$7.00   |
| 1,001-2,500                      | \$170.00   | \$6.80   | \$215.00  | \$8.60   |
| 2,501-5,000                      | \$225.00   | \$9.00   | \$285.00  | \$11.40  |
| 5,001-10,000                     | \$310.00   | \$12.40  | \$390.00  | \$15.60  |
| 10,001-15,000                    | \$385.00   | \$15.40  | \$485.00  | \$19.40  |
| 15,001-20,000                    | \$455.00   | \$18.20  | \$570.00  | \$22.80  |
| 20,001-30,000                    | \$580.00   | \$23.20  | \$725.00  | \$29.00  |
| 30,001-40,000                    | \$715.00   | \$28.60  | \$895.00  | \$35.80  |
| 40,001-50,000                    | \$845.00   | \$33.80  | \$1,060.00  | \$42.40  |
| 50,001-75,000                    | \$1,000.00   | \$40.00  | \$1,250.00  | \$50.00  |
| 75,001-100,000                   | \$1,155.00   | \$46.20  | \$1,445.00  | \$57.80  |
| 100,001-125,000                  | \$1,290.00   | \$51.60  | \$1,615.00  | \$64.60  |
| 125,001-150,000                  | \$1,425.00   | \$57.00  | \$1,785.00  | \$71.40  |
| 150,001-200,000                  | \$1,700.00   | \$68.00  | \$2,125.00  | \$85.00  |
| 200,001-250,000                  | \$1,835.00   | \$73.40  | \$2,295.00  | \$91.80  |
| 250,001-300,000                  | \$1,995.00   | \$79.80  | \$2,495.00  | \$99.80  |
| 300,001-400,000                  | \$2,315.00   | \$92.60  | \$2,895.00  | \$115.80 |
| 400,001-500,000                  | \$2,610.00   | \$104.40 | \$3,266.00  | \$130.64 |
| Over 500,000                     | \$2,610.00 + \$5 / a<br>\$1,000 + SCC Levy   |          | \$3,266.00 + \$6.25 / additional \$1,000 +<br>SCC Levy  |          |

\*\* Multi-Family Residential starts at Duplex and Semi-detached Dwelling.

The Safety Codes Council Levy shall be added to each permit based on 4% of the permit amount with a minimum SCC Levy of \$4.50 and a maximum SCC Levy of \$560.00.

#### **Building Permit Fees**

| Residential and Non-Residential Buildings, including Accessory Building  |  |
|--|--|
| Description  | Permit Fee plus SCC Levy   |
| <b>Note Minimum Fee:</b> when the fee calculation based on square footage or on construction value <sup>*</sup> is less than \$250, the minimum fee shall be \$250.  |  |
| <ul> <li>Single-Family Residential (** "Multi-Family" starts at Duplex<br/>and Semi-detached Dwelling)</li> <li>New Construction [excluding Ready-to-Move<br/>(RTM), Modular Home, Moved-in Dwelling,<br/>Moved-in Building]</li> </ul>            | \$6.50 per \$1,000 of project value <sup>*</sup> plus SCC Levy                                 |
| <ul> <li>Single-Family Residential (** "Multi-Family" starts at Duplex and Semi-detached Dwelling)</li> <li>Ready-to-Move (RTM), Modular Home, Moved-In Dwelling, Moved-In Building - no basement or crawlspace – on pilings or blocks.</li> </ul> | \$0.40 per square foot plus SCC Levy   |
| <ul> <li>Single-Family Residential (** "Multi-Family" starts at Duplex and Semi-detached Dwelling)</li> <li>Ready-to-Move (RTM), Modular Home, Moved-In Dwelling, Moved-In Building – placed on a basement or crawlspace.</li> </ul>               | \$0.45 per square foot plus SCC Levy   |
| Multi-Family Residential (** "Multi-Family" starts at Duplex<br>and Semi-detached Dwelling)<br>and<br>Non-Residential:<br>Public Institution<br>Commercial<br>Industrial<br>Change of Occupancy  | \$7.00 per \$1000 of project value <sup>*</sup> plus SCC Levy                                  |
| Accessory Building 108 ft <sup>2</sup> (10m <sup>2</sup> ) or larger –<br>Residential and Non-Residential (e.g. Shop, Garage,<br>Storage Building)   | \$6.50 per \$1,000 of project value <sup>*</sup> plus SCC Levy                                 |
| Geothermal Heating   | \$8.50 per \$1,000 of project value <sup>*</sup> for the geothermal system only, plus SCC Levy |
| Addition – all building types<br>Interior Alteration – all building types<br>Interior Renovation – all building types<br>Secondary Suite   | \$0.40 per square foot plus SCC Levy   |
| -<br>Bylaw No. 1215, 2025  | Page <b>18</b> of <b>40</b>  |

Bylaw No. 1215, 2025 Fees, Rates and Charges Bylaw Page **18** of **40** 

| Building Permit Fees – Miscellaneous - All Residential (including Accessory Building) and Non- |   |  |
|--|---|--|
| Residential (including Accessory Building)   |   |  |
| Description Permit Fee plus SCC Levy   |   |  |
| Wood Burning Stove / Solid Fuel Appliance  |   |  |
| Hot Tub / Swimming Pool  | \$225.00 plus SCC Levy                  |  |
| Demolition   | SZZS.00 plus SCC Levy                   |  |
| Temporary Structure  |   |  |
| Deck   | L S150.00 plus SCC Levy                 |  |
| Retaining Wall   |   |  |
| Residential: \$150.00 plus SCC Levy  |   |  |
| Hydronic Heating   | Non-Residential: \$250.00 plus SCC Levy |  |
| Fire Alarm/Sprinkler System/Fire Suppression System \$350.00 plus SCC Levy                     |   |  |
| For Geothermal Heating installation, see the previous table.                                   |   |  |

\* Project Value / Construction Value shall be determined by the Alberta Safety Codes Authority's "Value Calculator".

\*\* Multi-Family Residential starts at Duplex and Semi-detached Dwelling.

The Safety Codes Council Levy shall be added to each permit based on 4% of the permit amount with a minimum SCC Levy of \$4.50 and a maximum SCC Levy of \$560.00

| Miscellaneous – All Safety Codes Discipline Permit Fees (except as specified below)               |                                    |   |  |
|---|------------------------------------|---|--|
| Description   | Discipline                         | Fee plus SCC Levy, or Penalty Amount  |  |
|   |                                    | First Offence – A penalty fee that is double the regular Permit Fee (or a minimum of \$250) for the work started without a permit, and further, double the regular Permit Fee for all additional permits required for the project. The penalty fee is in addition to the regular fee, but the SCC Levy is calculated only on the regular fee. |  |
| <b>Penalty Fee</b> for Work Commenced<br>Prior to Permit Issuance                                 | All                                | Example: \$100.00 regular fee + \$4.00 SCC Levy + minimum penalty fee of \$250.00 = \$354.00.   |  |
|   |                                    | Example: \$600.00 regular fee plus \$24.00 SCC Levy<br>+ double penalty fee of \$1,200.00 = \$1,824.00.   |  |
|   |                                    | Subsequent Offences – Triple the regular permit fee as above, with the SCC Levy calculated on the regular fee only.   |  |
|   |                                    | The penalty fee is calculated on the regular Permit Fee <b>EXCLUDING the SCC Levy</b> .   |  |
| Extra Inspection (Requested / No<br>Access / Work Not Ready)                                      | All                                | \$125.00 per hour (minimum of 2 hours) plus SCC<br>Levy   |  |
| <b>Penalty Fee</b> for Occupying a building prior to a final inspection by a Safety Codes Officer | All                                | First occurrence: \$400.00<br>Second and each subsequent occurrence:<br>\$1,000.00 (for the same owner, contractor or<br>agent in the same calendar year)<br>The SCC Levy is not charged on a penalty fee.  |  |
| Occupancy and Compliance Certificate – see Schedule B Other Planning & Development Fees           |                                    |   |  |
| <b>Penalty Fee</b> for Continuing to<br>work after a stop work order<br>notice is posted          | All                                | First occurrence: \$500.00<br>Second and each subsequent occurrence:<br>\$1,000.00 (for the same owner, contractor or<br>agent in the same calendar year)<br>The SCC Levy is not charged on a penalty fee.  |  |
| <b>Renewal / Extension</b> of Permit  | Gas, Plumbing,<br>Electrical, PSDS | <ul> <li>Renewal / Extension request received prior to the permit expiry date:</li> <li>For each one-year extension, the fee is one quarter of the original permit fee, with a minimum of \$100.00, plus the SCC Levy.</li> </ul>   |  |

| <b>Renewal / Extension</b> of Permit                                     | Building<br>Only | <ul> <li>Renewal / Extension request received prior to the permit expiry date:</li> <li>BP fees (except Miscellaneous – see second bullet for Miscellaneous) - for each one-year extension, the fee is one quarter of the original permit fee, with a minimum of \$250.00, plus the SCC Levy.</li> <li>Miscellaneous BP fees - for each one-year extension, the fee is the same as the original permit fee, plus the SCC Levy.</li> </ul>  |
|--|------------------|--|
| <b>Amended Plans Review</b> or Scope<br>Change / Document Re-Examination | All              | Residential: \$125.00 per hour (minimum of 2 hours)<br>plus the SCC Levy;<br>Non-Residential: \$250.00 per hour (minimum of 2<br>hours) plus the SCC Levy  |
| <b>Refund</b> of Permit Fee  | All              | As per the Safety Codes Permit Bylaw a Permit<br>Issuer or Safety Codes Officer may authorize a<br>refund of the permit fee minus 50% which shall<br>be retained by the Municipality, subject to a<br>minimum of \$100.00 and a maximum of<br>\$1,000.00 being retained, and further subject to<br>the permit being cancelled before work has<br>started.<br><b>The Safety Codes Council Levy portion of the fee</b><br><b>is non-refundable.</b><br>If the permit has been revoked, expired, work has<br>commenced or an extension has been granted,<br>no refund will be made. |
| Variance Application Review  | All              | \$125.00 per hour (minimum of two hours) plus the SCC Levy.  |

## Schedule "D" – Protective Services Fee Schedule

Community Standards Bylaw Fines and Penalties (Bylaw 1009, 2018) has been removed from this bylaw. Cannabis Consumption bylaw (Bylaw No. 1022, 2019) has been removed from this bylaw.

| Animal Control Fee Schedule – Bylaw 991, 2017                                    |                  |  |
|--|------------------|--|
| Description  | Fee              |  |
| Annual dog license (tag) - spayed or neutered                                    | \$25.00          |  |
| Annual dog license (tag) - not spayed or neutered                                | \$50.00          |  |
| Three-year dog license (tag) - spayed or neutered                                | \$60.00          |  |
| Three-year dog license (tag) - not spayed or neutered                            | \$120.00         |  |
| Lifetime dog license (tag) - spayed or neutered                                  | \$100.00         |  |
| Lifetime dog license (tag) - not spayed or neutered                              | \$200.00         |  |
| Lifetime cat license (tag)   | \$25.00          |  |
| Replacement Tag  | \$5.00           |  |
| Annual residential kennel license - 3 dogs                                       | \$40.00          |  |
| Annual vicious animal license  | \$1,500.00       |  |
| Vicious animal sign  | \$10.00          |  |
| Seeing Eye Dog or Working Dog owned for the purpose of assisting disabled person | Exempt           |  |
| Impoundment Fee  | \$15.00          |  |
| Veterinarian Costs   | As Incurred      |  |
| Care and Sustenance per day  | \$10.00 per day  |  |
| Trap Deposit (possession, maximum of seven days)                                 | \$100.00         |  |
| Trap Rental (possession, maximum of seven days)                                  | \$10.00 per trap |  |

| Environmental Services Fee Schedule                                       |          |  |
|---|----------|--|
| Description   | Fee      |  |
| Backpack Herbicide Sprayer Deposit (possession maximum 7 days)            | \$100.00 |  |
| Backpack Herbicide Sprayer Rental (no product, possession maximum 7 days) | \$10.00  |  |
| Backpack Herbicide Sprayer Rental + 10L Mixed Dicamba, 2,4-D Product      | \$20.00  |  |
| Herbicide Refill of 10L Mixed Dicamba, 2,4-D Product                      | \$10.00  |  |

| Description  | Specified Penalty | 2nd and Subsequent |
|--|-------------------|--------------------|
| Improper or inadequate addressing                        | \$150.00          | \$300.00           |
| Nuisance on property                                     | \$300.00          | \$600.00           |
| Failure to keep property in a reasonable state of repair | \$300.00          | \$600.00           |
| Unauthorized disposal at charity collection site         | \$250.00          | \$500.00           |
| Scavenging from a charity collection                     | \$100.00          | \$200.00           |
| Make prohibited noise                                    | \$250.00          | \$500.00           |
| Prohibited water flow                                    | \$250.00          | \$500.00           |
| Prohibited outdoor lighting                              | \$250.00          | \$500.00           |
| Distributing placards and posters improperly             | \$100.00          | \$200.00           |
| Prohibited use of compost site                           | \$300.00          | \$600.00           |
| Improper placement of compost site                       | \$250.00          | \$500.00           |
| Improper outdoor storage of building materials           | \$250.00          | \$500.00           |
| Improper recreational vehicle parking/storage            | \$250.00          | \$500.00           |
| Graffiti   | \$300.00          | \$600.00           |
| Failure to remove graffiti                               | \$250.00          | \$500.00           |
| Improper blocking of unoccupied building                 | \$1,000.00        | \$2,000.00         |
| Failure to clear walks and driveway                      | \$250.00          | \$500.00           |
| Failure to properly secure appliances                    | \$500.00          | \$1000.00          |
| Improper storage of appliances                           | \$250.00          | \$500.00           |
| Litter   | \$250.00          | \$500.00           |
| Failure to secure/reduce wildlife attractants            | \$250.00          | \$1,000.00         |
| Panhandling  | \$150.00          | \$300.00           |
| Fighting or public disturbance                           | \$250.00          | \$500.00           |
| Spitting/human waste                                     | \$300.00          | \$600.00           |
| Refusing to allow lawful inspection of Peace Officer     | \$500.00          | \$1,000.00         |

| Cannabis Consumption – Bylaw 1022, 2019                         |          |          |  |  |
|---|----------|----------|--|--|
| Municipal Tag   |          |          |  |  |
| Offense   | Section  | Fine     |  |  |
| Smoke or vape cannabis in public place                          | 4        | \$100.00 |  |  |
| Owner/Operator permit a person to smoke or vape in public place | 5        | \$200.00 |  |  |
| Failure to produce medical document                             | 6.2      | \$100.00 |  |  |
| Violatio  | n Ticket |          |  |  |
| Offense Section Fine  |          |          |  |  |
| Smoke or vape cannabis in public place                          | 4        | \$250.00 |  |  |
| Owner/Operator permit a person to smoke or vape in public place | 5        | \$350.00 |  |  |
| Failure to produce medical document                             | 6.2      | \$250.00 |  |  |

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| Fire Extinguisher | Services      |                 |                    |                   |           |
|-------------------|---------------|-----------------|--------------------|-------------------|-----------|
| Size              | <u>Annual</u> | <b>Recharge</b> | <u>6 Year</u>      | <u>Hydro Test</u> | New       |
|                   |               |                 | <b>Maintenance</b> |                   |           |
| 2.5 lb.           | \$ 13.30      | \$ 26.60        | \$ 30.60           | \$ 50.50          | \$ 59.90  |
| 5 lb.             | \$ 13.30      | \$ 38.60        | \$ 42.60           | \$ 69.20          | \$ 86.50  |
| 10 lb.            | \$ 13.30      | \$ 54.50        | \$ 59.90           | \$ 86.50          | \$ 126.40 |
| 20 lb.            | \$ 18.60      | \$ 90.40        | \$ 99.80           | \$ 126.40         | \$ 199.50 |
| 30 lb.            | \$ 18.60      | \$ 113.00       | \$ 126.40          | \$ 166.30         | N/A       |

|        | <b>Extinguisher</b> | Wall Mount      | Vehicle Mount   | Pull Pins           | Gauges                  |
|--------|---------------------|-----------------|-----------------|---------------------|-------------------------|
|        | <u>Covers</u>       | <b>Brackets</b> | <b>Brackets</b> |                     |                         |
| 5 lb.  | \$ 19.00            | \$ 3.00         | \$ 50.00        |                     | ¢ 15 00 (all            |
| 10 lb. | \$ 22.00            | \$ 4.00         | \$ 62.00        | \$ 2.00 (all sizes) | \$ 15.00 (all<br>sizes) |
| 20 lb. | \$ 25.00            | \$ 6.00         | \$ 135.00       |                     | 51285)                  |

## Fire Rescue Service Fees

| Fire Prevention  |               |
|--|---------------|
| Annual Code Compliance Inspection  | No Charge     |
| 1 <sup>st</sup> Non-Compliance Re-Inspection                               | No Charge     |
| 2 <sup>nd</sup> Non-Compliance Re-Inspection                               | \$150.00      |
| 3 <sup>rd</sup> Non-Compliance Re-Inspection                               | \$300.00      |
| Home Safety Inspections/Smoke Alarms                                       | No Charge     |
| Occupancy Load Certificates  | \$50.00       |
| Fire Investigation (per hour OR part thereof plus expenses and third-party | \$100.00/hour |
| costs)   |               |

| Permits                   |           |
|---------------------------|-----------|
| Fire Permit               | No Charge |
| Fireworks Permit-Consumer | No Charge |
| Fireworks Permit-Display  | \$150.00  |

| Open Burning                               |           |
|--|-----------|
| Residential Fire Pits – No Permit Required | No Charge |

| Public Education Training   |           |
|---|-----------|
| Fire Extinguisher Training – Per Person, Minimum Charge of \$150.00 | \$25.00   |
| Fire Drills   | No Charge |

| False Alarms (Related to Malfunctioning Fire Safety Installation or Other Safety Device) |                        |  |  |  |  |  |
|--|------------------------|--|--|--|--|--|
| 1 <sup>st</sup> Response   | No Charge              |  |  |  |  |  |
| 2 <sup>nd</sup> Response   | No Charge              |  |  |  |  |  |
| 3 <sup>rd</sup> Response   | \$150.00/calendar year |  |  |  |  |  |
| 4 <sup>th</sup> and Subsequent Response  | \$300.00/calendar year |  |  |  |  |  |

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| Emergency Response   |                                     |
|--|-------------------------------------|
| Structure Fire (Insured Loss) – Per Hour to a Maximum of \$ 10,000 plus cost | 1 <sup>st</sup> 2 Hours – No Charge |
| of materials and Third-Party Costs   | After 2 Hours - \$650.00/hour       |
| Motor Vehicle Collision Response (Insured Loss)                              | \$650.00/hour                       |
| Hazardous Material Incident Response (apparatus rates plus cost of           | See Fire Apparatus Response         |
| materials and third-party costs)   | Rates                               |
| Response to Motor Vehicle Incidents or Fire Response on Provincial           | Current Alberta                     |
| Highways   | Transportation Rates                |

| Fire Apparatus Response Rates  |               |
|--|---------------|
| Aerial Ladder/Platform Truck   | \$800.00/hour |
| Type VI Wildland Brush Truck   | \$500.00/hour |
| Fire Engine  | \$720.00/hour |
| Water Tender   | \$720.00/hour |
| Heavy Rescue Truck   | \$720.00/hour |
| Light Rescue Truck   | \$420.00/hour |
| Utility Truck  | \$210.00/hour |
| Command Vehicle (per unit)   | \$210.00/hour |
| Backcountry Rescue Resources (includes OHV's, sleds, trailers – does not | \$240.00/hour |
| include tow vehicle)   |               |

\*Note 1 – Rates are based on current Alberta Transportation and Alberta Agriculture, Forestry and Rural Economic Development rates where available

\*\*Note 2 – Response to incidents outside municipal boundary are as per signed agreements

## Schedule "E" – Utility Rate Schedule Water, Wastewater, Solid Waste and Recycling Tariffs

Tariffs, service charges, deposits, penalties and fines for water, wastewater, solid waste, and recycling contained in this schedule are to be charged to all persons who use, receive and/or require utility service connections to the Water and/or Wastewater systems and/or access to the Municipal Solid Waste and Recycling Programs of the Municipality of Crowsnest Pass. Utility services are charged as a package.

**TENANT ACCOUNTS:** Utility accounts and billing/payment arrangements will only be setup with the registered property owner(s) on title.

**SEASONAL OPERATIONS:** All Class 8 and 9 accounts will be assessed based on the total number of beds/units/rooms on the property regardless of if some are vacant at times. Consideration may be given to seasonal operations.

**SUSPENSION OF SERVICES:** When or if a contractor become unavailable to supply a service, the fee will be temporarily suspended until the service is resumed.

**PENALTIES FOR OVERDUE ACCOUNTS:** Utility balances remaining after the due date are subject to a 2% penalty.

**MULTI-USE PROPERTIES:** In cases where a property has only one shut off valve and is a multi-use, the property owner will be levied at the higher rate, or a combination of rate classes will be used to determine the rate schedule.

Utility rates will Increase 26.0% for water, and **decrease 4.00% for Sewer**, **10.00% for Garbage**, **10.00% for Residential Recycling with Commercial Recycling being 2x the Residential rate effective July 1, 2025**, with the exception of the Senior's Rate Reduction which reflects the combined 2023 single family total as prorated amounts. Rates are effective from July 1, 2025, through June 30, 2026. All rates are billed monthly, except where noted within the schedule.

#### **Class 1 Residential**

Single-Family Residence (includes Duplexes, Manufactured Homes and Secondary Suites) \*One shut-off valve on property

| Water Tariff (W1) Wastewater Tari |          | ariff (S1) | Solid Waste Ta | ariff (G1) | Recycling Ta | riff (R) |         |
|-----------------------------------|----------|------------|----------------|------------|--------------|----------|---------|
| FROM                              | то       | FROM       | то             | FROM       | ТО           | FROM     | то      |
| \$ 29.22                          | \$ 36.82 | \$ 46.24   | \$ 44.39       | \$ 26.34   | \$ 23.71     | \$ 3.68  | \$ 3.25 |

### **Class S Senior's Rate Reduction - Residential**

Single-Family Residence (includes Duplexes, Manufactured Homes and Secondary Suites), Senior's Rate Reduction Program, \*One shut-off valve on property

| Water Tariff (WS) |          | Wastewater T | ariff (SS) | Solid Waste Tariff (GS) |          | Recycling Tariff (RS) |         |
|-------------------|----------|--------------|------------|-------------------------|----------|-----------------------|---------|
| FROM              | то       | FROM         | то         | FROM                    | то       | FROM                  | то      |
| \$ 27.26          | \$ 35.20 | \$ 43.18     | \$ 42.43   | \$ 25.31                | \$ 22.67 | \$ 3.20               | \$ 3.11 |

#### **Class 2 Commercial**

Banks and Credit Unions, Garages, Clinics <5 Exam Rooms, Libraries, Confectionaries, Offices, Pharmacies, Places of Worship, Exercise Clubs/Fitness Centres, Service Stations, Small Retail Stores, Funeral Homes, Theatres, Lumber Yards, Legions & Meeting Places/Halls, Fast Food Services/Snack Bars, Restaurants (seating capacity <20) \*One shut-off valve on property

| Water Tariff (W2) |          | Wastewater Tariff (S2) |          | Solid Waste Tariff (G2) |     | Recycling Tariff (R2) |         |
|-------------------|----------|------------------------|----------|-------------------------|-----|-----------------------|---------|
| FROM              | то       | FROM                   | то       | FROM                    | то  | FROM                  | то      |
| \$ 29.22          | \$ 36.82 | \$ 46.24               | \$ 44.39 | N/A                     | N/A | \$ 7.36               | \$ 6.50 |

#### **Class 3 Commercial**

Clinics >5 Exam Rooms, Warehouse, Fabrication, Manufacturing, Machining, Welding Shops, Large Retail Stores (>6,000 Sq. Ft.), Restaurants (seating capacity > 20 < 50)

| Water Tariff (W3) Wastewater Tariff (S      |          | ariff (S3) | Solid Waste Tariff (G3) |      | Recycling Tariff (R3) |         |         |
|---|----------|------------|-------------------------|------|-----------------------|---------|---------|
| Commercial W2 Rate x2 Commercial S2 Rate x2 |          |            |                         |      |                       |         |         |
| FROM  | то       | FROM       | то                      | FROM | то                    | FROM    | то      |
| \$ 58.44                                    | \$ 73.64 | \$ 92.48   | \$ 88.78                | N/A  | N/A                   | \$ 7.36 | \$ 6.50 |

#### **Class 4 Commercial**

Places of Entertainment, Licensed Areas, Restaurants (seating capacity 50+)

| Water Tariff (W4)     |           | Wastewater T          | ariff (S4) | Solid Waste Tariff (G4) |     | Recycling Tariff (R4) |         |
|-----------------------|-----------|-----------------------|------------|-------------------------|-----|-----------------------|---------|
| Commercial W2 Rate x4 |           | Commercial S2 Rate x4 |            |                         |     | Commercial R Rate     |         |
| FROM                  | то        | FROM                  | то         | FROM                    | то  | FROM                  | то      |
| \$ 116.88             | \$ 147.28 | \$ 184.96             | \$ 177.56  | N/A                     | N/A | \$ 7.36               | \$ 6.50 |

### **Class 5 Commercial**

Car Wash, Coin Laundry, Laundromat, Provincial Buildings, Schools, Forestry Office

| Water Tariff (W5) Wastewater Tariff (S5)    |           | Solid Waste Tariff (G5) |           | Recycling Tariff (R5) |     |         |         |
|---|-----------|-------------------------|-----------|-----------------------|-----|---------|---------|
| Commercial W2 Rate x6 Commercial S2 Rate x6 |           |                         |           |                       |     |         |         |
| FROM  | то        | FROM                    | то        | FROM                  | то  | FROM    | то      |
| \$ 175.32                                   | \$ 220.92 | \$ 277.44               | \$ 266.34 | N/A                   | N/A | \$ 7.36 | \$ 6.50 |

### **Class 6 Commercial**

**Metered Properties** 

| Water Tariff | Water Tariff (WATCONS)         Wastewater Tariff (S6 |      | ariff (S6) | Solid Waste Tariff (G6) |     | Recycling Tariff (R6) |         |
|--------------|--|------|------------|-------------------------|-----|-----------------------|---------|
| FROM         | то   | FROM | то         | FROM                    | то  | FROM                  | то      |
| \$ 0.80/m3   | \$ 1.00/m3   | N/A  | N/A        | N/A                     | N/A | \$ 7.36               | \$ 6.50 |

#### **Class 7 Commercial**

Breweries

| Water Tariff (W7) Waste                     |           | Wastewater T | ariff (S7) | Solid Waste Tariff (G7) |     | Recycling Tariff (R7) |         |
|---|-----------|--------------|------------|-------------------------|-----|-----------------------|---------|
| Commercial W2 Rate x4 Commercial S2 Rate x2 |           |              |            |                         |     |                       |         |
| FROM  | то        | FROM         | то         | FROM                    | то  | FROM                  | то      |
| \$ 116.88                                   | \$ 147.28 | \$ 92.48     | \$ 88.78   | N/A                     | N/A | \$ 7.36               | \$ 6.50 |

#### **Class 8 Commercial**

Manufactured Home Parks, (Single Account for Trailer Park), Residential Apartment Buildings

| Kates are monthly per bed/unit/100m, One shut-on valve on property |          |                           |          |                             |          |                       |         |
|--|----------|---------------------------|----------|-----------------------------|----------|-----------------------|---------|
| Water Tariff (W8)  |          | Wastewater Tariff (S8) Se |          | Solid Waste Tariff (G8)     |          | Recycling Tariff (R8) |         |
| 1/3x Commercial W2 Rate x Total                                    |          | 1/3x Commercial S2 Rate x |          | Available for multi-        |          | Monthly per           |         |
| Number of Beds/Units/Room  |          | Total Number of           |          | residential units that opt- |          | bed/unit/room         |         |
|  |          | Beds/Units/F              | Room     | in                          |          |                       |         |
| FROM   | то       | FROM                      | то       | FROM                        | то       | FROM                  | то      |
| \$ 9.75  | \$ 12.27 | \$ 15.40                  | \$ 14.80 | \$ 26.34                    | \$ 23.71 | \$ 7.36               | \$ 6.50 |

\*\*Rates are monthly per bed/unit/room, \*One shut-off valve on property

#### **Class 9 Commercial**

Campgrounds/Recreation Parks, Cabins/Lodges, Hospital, Motels/Hotels, Nursing Homes, Senior's Lodges

| Water Tariff (W9)<br>1/3x Commercial W2 Rate x Total<br>Number of Beds/Units/Room |          | Wastewater Tariff(S9)<br>1/3x Commercial S2 Rate x<br>Total Number of<br>Beds/Units/Room |          | Solid Waste Tariff (G9) |     | Recycling Tariff (R9)<br>Monthly per account |         |
|---|----------|--|----------|-------------------------|-----|--|---------|
| FROM  | то       | FROM   | то       | FROM                    | то  | FROM   | ТО      |
| \$ 9.75   | \$ 12.27 | \$ 15.40   | \$ 14.80 | N/A                     | N/A | \$ 7.36                                      | \$ 6.50 |

# Schedule "F" – Operations Fee Schedule

## Ad Hoc Service Charges/Fees and Fines to be Invoiced as Incurred

| Type of Service  | Description   | Service Fee                                   | Notes   |
|--|---|---|---|
| Bulk Wastewater<br>Dumping                                       | Septic and Wastewater<br>Contractors  |   | See Septage Disposal Facility<br>Bylaw  |
| Bulk Water   | Bulk Water Customers  | \$1.05 per m3                                 |   |
| Use of Fire Hydrant<br>and Water                                 | Use of fire hydrant,<br>consumption flow meter and<br>hydrant water   | Prohibited                                    |   |
|  | Single Dwelling - Request for<br>installation quote   | \$400.00                                      |   |
|  | Single Dwelling   | As per<br>municipal<br>quote                  | 50% deposit of initial quote prior<br>to install. Remainder to be paid<br>upon final completion.  |
| Utility Installation -<br>Water, Sanitary and /or<br>Storm Sewer | Multi unit dwelling,<br>Apartment or<br>Condominiums, Row houses,<br>and Other (as determined by<br>Director) | Industry<br>standard<br>hourly rates +<br>10% | Third-Party<br>Professional Review or Design<br>(as required).<br>All technical studies required in<br>support of a development will<br>be reviewed by the<br>municipality's approved<br>professional as applicable (e.g.,<br>engineer, biologist, lawyer, etc.). |
| Overdue Account<br>Penalty Warning<br>System                     | Tagging, or sending notices for overdue accounts  | \$60.00                                       |   |
|  | Disconnect for non-payment of account   | \$75.00                                       | During regular work hours   |
|  | During regular working hours  | \$0.00  | General service   |
| Water Service<br>Disconnect                                      | Outside of regular working hours  | \$320.00                                      |   |
|  | Emergency   | \$0.00  | Emergency is an unexpected,<br>unplanned situation that<br>requires immediate attention to<br>prevent property damage.  |

| Type of Service                          | Description   | Service Fee   | Notes  |
|--|---|---------------|--|
|  | Reconnect following<br>disconnection for non-<br>payment of account | \$75.00       | During regular work hours  |
| Weten Comise                             | During regular working hours  | \$0.00        | General service  |
| Water Service<br>Reconnect               | Outside of regular working hours                                    | \$320.00      |  |
|  | Emergency   | \$0.00        | Emergency is an unexpected,<br>unplanned situation that<br>requires immediate attention to<br>prevent property damage. |
| Thawing Frozen Lines                     | As Requested  | Cost Recovery | Includes truck, welder, and<br>operator's wages and benefits   |
| Fridge & Freezer Freon<br>Removal Charge |   | \$40.00       | Per unit   |
| Approach Agreement                       | As Requested  | \$400.00      | Includes administration fee, as<br>well as pre and post inspections.<br>Additional inspections are \$100<br>each.      |
| Road Use Agreement                       | As Requested  | \$400.00      | Includes admin fee, as well as pre<br>and post inspections. Additional<br>inspections are \$100ea.                     |
| Excavation Permit                        | As Requested  | \$400.00      | Includes admin fee, as well as pre<br>and post inspections;  |
| Sidewalk and Street<br>Patio Permit      | As Requested  | \$50.00       | Per storefront up to maximum of \$200  |

| Cemetery Fees  |                         |  |  |  |
|--|-------------------------|--|--|--|
| Cemetery Plot - Burial                                       |                         |  |  |  |
| Single Burial Plot   | \$1,400.00              |  |  |  |
| Child (5yrs and under)                                       | \$500.00                |  |  |  |
| Social Services  | Current Provincial Rate |  |  |  |
| Cemetery plot – opening and closing                          | \$700.00                |  |  |  |
| Cemetery plot – opening and closing – Child (5yrs and under) | \$200.00                |  |  |  |
| Cemetery Plot – Cremation                                    |                         |  |  |  |
| Cremation Plot   | \$500.00                |  |  |  |
| Child (5yrs and under)                                       | \$200.00                |  |  |  |
| Cremation plot – opening and closing                         | \$300.00                |  |  |  |
| Columbarium  |                         |  |  |  |
| Small Niche (12"x12"x12")                                    | \$1,000.00              |  |  |  |
| Columbarium – Child (5yrs and under)                         | \$500.00                |  |  |  |
| Columbarium – opening and closing                            | \$200.00                |  |  |  |

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| Additional Fees                              |            |  |
|--|------------|--|
| Burials during weekend or statutory holidays | \$800.00   |  |
| Burials in winter surcharge                  | \$500.00   |  |
| Cemetery work permit                         | \$50.00    |  |
| Non-resident surcharge                       | \$1,000.00 |  |
| Perpetual Care                               | \$500.00   |  |

| Administrative Surcharge and Service Contracts |   |  |  |
|--|---|--|--|
| Equipment Custom Work                          | Based on Current Alberta Road Builders &<br>Heavy Construction Equipment Rental Rate<br>Guide |  |  |
| Utility Service Installations                  | As per Utility Installation Contract<br>Agreement   |  |  |

| Transportation and Operations   |  |  |  |
|---|--|--|--|
| Passburg Pit Dumping Fees - Closed to Commercial until Further Notice |  |  |  |
| \$150.00  |  |  |  |
| \$200.00  |  |  |  |
| \$300.00  |  |  |  |
| \$400.00  |  |  |  |
| \$400.00  |  |  |  |
| \$500.00  |  |  |  |
| \$500.00  |  |  |  |
| \$600.00  |  |  |  |
| \$650.00  |  |  |  |
| \$700.00  |  |  |  |
|   |  |  |  |

\*All weighted axle configurations may require overweight term permits as required by Ministry of Infrastructure Commercial Vehicle Weigh Scales Inspections at an additional cost to the contractor over and above the Municipality of Crowsnest Pass tipping fees rates and fees schedule. Other truck and axle configurations not noted above are subject to a pro-rated tipping fee as per the above rates and fees schedule.

| Fines   |   |  |  |
|---|---|--|--|
| Type of Service   | Amount  |  |  |
| Non-conformance to Watering Regulations – 1 <sup>st</sup> Offence | \$75.00   |  |  |
| Non-conformance to Watering Regulations – 2 <sup>nd</sup> Offence | \$150.00  |  |  |
| Non-conformance to Watering Regulations – 3 <sup>rd</sup> Offence | \$225.00  |  |  |
| Unauthorized Use of Fire Hydrants                                 | \$500.00  |  |  |
| Unauthorized Operation of Service Valves                          | \$150.00  |  |  |
| Destruction, Obstruction or Covering of Service Valves            | Cost Recovery (Includes equipment, and operator's wages and benefits) |  |  |
| Illegal Dumping or Disposal                                       | \$500.00  |  |  |

## Schedule "G" – Community Services Fee Schedule

Statutory Holidays are 150% of Adult Rate Prime Time: Mon to Fri 5:00 p.m. on and Saturday & Sunday Non-Prime Time: Mon to Fri up to 5:00 p.m. Youth: 17 & Under / Adult: 18 & Over Prices include G.S.T.

| SPORTS COMPLEX ICE ARENA<br>(daily rate based on 12 hours) | October 2025 to<br>March 2026 | October 2026 to<br>March 2027 |
|--|-------------------------------|-------------------------------|
| Youth Hourly Non-Prime Time                                | \$37.50                       | \$38.00                       |
| Youth Hourly Prime Time                                    | \$75.00                       | \$76.00                       |
| Youth Daily Prime Time                                     | \$750.00                      | \$760.00                      |
| Adult Hourly Non-Prime Time                                | \$56.50                       | \$57.00                       |
| Adult Hourly Prime Time                                    | \$113.00                      | \$114.00                      |
| Adult Daily Prime Time                                     | \$1,130.00                    | \$1,140.00                    |
| Non-Resident Youth Hourly                                  | \$112.50                      | \$113.00                      |
| Non-Resident Youth Daily                                   | \$1,125.00                    | \$1,130.00                    |
| Non-Resident Adult Hourly                                  | \$169.50                      | \$171.00                      |
| Non-Resident Adult Daily                                   | \$1,695.00                    | \$1,710.00                    |

| COMPLEX DRY FLOOR & MDM GYM             | 2025               | 2026               |
|---|--------------------|--------------------|
| (daily rate based on 9 hours or more)   | Complex – April to | Complex – April to |
|   | September          | September          |
| Youth Hourly                            | \$33.75            | \$34.00            |
| Youth Daily                             | \$303.75           | \$306.00           |
| Adult Hourly                            | \$50.50            | \$51.00            |
| Adult Daily                             | \$454.50           | \$459.00           |
| Commercial Resident Hourly              | \$63.25            | \$63.75            |
| Commercial Resident Daily               | \$569.25           | \$573.75           |
| Non-Resident Youth Hourly               | \$50.60            | \$51.00            |
| Non-Resident Youth Daily                | \$455.50           | \$459.00           |
| Non-Resident Adult Hourly               | \$75.75            | \$76.50            |
| Non-Resident Adult Daily                | \$681.75           | \$688.50           |
| Non – Resident Commercial Hourly        | \$94.60            | \$95.50            |
| Non-Resident Commercial Daily           | \$852.25           | \$860.50           |
| AB Government Hourly                    | \$72.25            | \$73.00            |
| AB Government Daily                     | \$649.25           | \$655.75           |
| Special Events setup/ Teardown per hour | \$66.00            | \$65.00            |
| Recreation Pickle ball (drop in)        | \$5.00             | \$5.00             |
| Recreation Volleyball (drop in)         | \$5.00             | \$5.00             |
| Recreation basketball (drop in)         | \$5.00             | \$5.00             |
| Arena Glass removal and reinstall       | \$,2520.00         | \$2,520.00         |

Bylaw No. 1215, 2025 Fees, Rates and Charges Bylaw Page **33** of **40** 

| CROWSNEST COMMUNITY HALL &<br>COMPLEX LOUNGE                                    | 2025     | 2026     |
|---|----------|----------|
| Youth Hourly  | \$25.00  | \$26.00  |
| Youth Daily   | \$225.00 | \$234.00 |
| Adult Hourly  | \$37.50  | \$39.00  |
| Adult Daily   | \$337.50 | \$351.00 |
| Repetitive Daily (Minimum of 5 consecutive weekly bookings)                     | \$225.00 | \$250.00 |
| Commercial Resident Hourly  | \$46.75  | \$48.75  |
| Commercial Resident Daily   | \$421.75 | \$438.75 |
| Non-Resident Youth Hourly   | \$37.50  | \$39.00  |
| Non-Resident Youth Daily  | \$337.50 | \$351.00 |
| Non-Resident Adult Hourly   | \$56.25  | \$58.50  |
| Non-Resident Adult Daily  | \$506.25 | \$526.50 |
| Non-Resident Commercial Hourly  | \$70.25  | \$73.25  |
| Non-Resident Commercial Daily   | \$632.75 | \$658.25 |
| AB Government Hourly  | \$53.50  | \$55.75  |
| AB Government Daily   | \$482.25 | \$501.50 |
| Lease rental space (per square foot yearly)                                     | \$7.05   | \$7.14   |
| MDM KITCHEN / COMPLEX KITCHEN   | 2025     | 2026     |
| Non-Lease holder Hourly Rate  | \$25.00  | \$40.00  |
| Lease Holder Hourly Rate (MDM)  | \$15.25  | \$20.00  |
| MDM / COMPLEX MEETING ROOM #11 & STAGE<br>(daily rate based on 9 hours or more) | 2025     | 2026     |
| Youth Hourly  | \$12.50  | \$20.00  |
| Youth Daily   | \$112.50 | \$180.00 |
| Adult Hourly  | \$18.75  | \$30.00  |
| Adult Daily   | \$168.75 | \$270.00 |
| Commercial Resident Hourly  | \$23.50  | \$37.50  |
| Commercial Resident Daily   | \$211.50 | \$337.50 |
| Non-Resident Youth Hourly   | \$18.75  | \$30.00  |
| Non-Resident Youth Daily  | \$168.75 | \$270.00 |
| Non-Resident Adult Hourly   | \$28.25  | \$45.00  |
| Non-Resident Adult Daily  | \$254.25 | \$405.00 |
| Non-Resident Commercial Hourly  | \$35.30  | \$56.25  |
| Non-Resident Commercial Daily   | \$317.80 | \$506.25 |
| AB Government Hourly  | \$27.00  | \$43.00  |
| AB Government Daily   | \$242.25 | \$385.75 |
| Janitorial service for leased rooms/ per hour                                   | \$49.90  | \$65.00  |
| Lease Rental Space (per square foot yearly)                                     | \$7.05   | \$7.14   |

|   | 2025          | 2026          |
|---|---------------|---------------|
| (IF NOT UNDER A LEASE AGREEMENT)            |               |               |
| Youth Daily Only – No hourly                | \$109.50      | \$109.50      |
| Adult Daily Only – No hourly                | \$164.25      | \$164.25      |
| Commercial & Non-Resident Daily             | \$205.25      | \$205.25      |
| Lease Rental Space (per square foot yearly) | \$7.05        | \$7.14        |
| ADDITIONAL                                  | 2025          | 2026          |
|   |               |               |
| Facility Damage Deposit                     | \$500.00      | \$500.00      |
| (minimum \$500.00 or ½ of total)            |               |               |
| Staff Hourly Labour Rate                    | \$65.00       | \$65.00       |
| (per operator for set up/clean up)          |               |               |
| ADVERTISING                                 | 2025          | 2026          |
|   |               |               |
| Arena Rink Board (4'x8')                    | \$500.00/year | \$500.00/year |
| Ice Logo                                    | \$500.00/year | \$500.00/year |
| Ice Resurfacer (per side)                   | \$500.00/year | \$500.00/year |

| EQUIPMENT RENTAL<br>(PER EVENT)                 | 2025     | 2026     |
|---|----------|----------|
| MDM Black Curtains and Lights                   | \$500.00 | \$500.00 |
| Chandelier                                      | \$100.00 | \$100.00 |
| MDM/Elks Screen                                 | \$25.00  | \$25.00  |
| Projector                                       | \$50.00  | \$50.00  |
| Portable Sound System                           | \$75.00  | \$75.00  |
| Portable Stage 12 x 24                          | \$250.00 | \$250.00 |
| Tablecloths Per 1                               | \$3.00   | \$3.00   |
| Tables (each, if not included in a facility)    | \$5.00   | \$5.00   |
| Chairs (each, if not included in a facility)    | \$1.50   | \$1.50   |
| Ice machine                                     | \$20.00  | \$20.00  |
| Electrical<br>(Gazebo Park/Complex/ Flumerfelt) | \$30.00  | \$30.00  |

| MEMORIAL BENCH PROGRAM                   | 2025                        | 2026                        |
|--|-----------------------------|-----------------------------|
| Bench (material and labour) Plus Repairs | Cost recovery plus \$500.00 | Cost recovery plus \$500.00 |

| SOCCER FIELDS<br>(daily rate based on 10 hours) | 2025     | 2026     |
|---|----------|----------|
| Youth (Season rate per player)                  | \$15.00  | \$16.00  |
| Adult (Season rate per player)                  | \$30.00  | \$31.00  |
| Weekend Tournament                              | \$85.00  | \$85.00  |
| Special Event Hourly                            | \$10.00  | \$10.00  |
| Special Event Daily                             | \$100.00 | \$100.00 |
| Non-Resident Hourly                             | \$25.00  | \$40.00  |
| Non-Resident Daily                              | \$135.00 | \$225.00 |
| Non-Resident Special Event Hourly               | \$22.50  | \$22.50  |
| Non-Resident Special Event Daily                | \$225.00 | \$225.00 |

| BALL DIAMONDS   | 2025     | 2026     |  |
|---|----------|----------|--|
| (daily rate based on 10 hours)                                    |          |          |  |
| Youth (Season rate per player)                                    | \$15.00  | \$16.00  |  |
| High School (outside of school hours)<br>(season rate per player) | \$15.00  | \$16.00  |  |
| Adult (Season rate per player)                                    | \$30.00  | \$31.00  |  |
| Weekend Tournament  | \$85.00  | \$85.00  |  |
| Special Event Daily   | \$100.00 | \$100.00 |  |
| Non-Resident Hourly   | \$25.00  | \$40.00  |  |
| Non-Resident Daily  | \$225.00 | \$225.00 |  |
| Non-Resident Special Event Daily                                  | \$225.00 | \$225.00 |  |

## Schedule "H" – Pass Powderkeg & Crowsnest Pass Community Pool Fee Schedule

## Pass Powderkeg Ski Area

Note: Family of 4+ Includes 2 adults and all dependents under the age of 18 within same household.

| DAY TICKETS                             | Full Day                  | Half Day       | Twilight |
|---|---------------------------|----------------|----------|
|   | All Lift Acce             | ess            |          |
| Adult (Ages 18-64)                      | \$57.00                   | \$36.50        | \$23.50  |
| Youth (Ages 7-17)                       | \$47.00                   | \$31.50        | \$21.00  |
| Senior (Ages 65-74)                     | \$47.00                   | \$31.50        | \$21.00  |
| Child (Ages 0-6)                        | \$21.00                   | \$16.00        | \$11.00  |
| Super Senior (Ages 75+)                 | \$21.00                   | \$16.00        | \$11.00  |
| Bunny Hill                              | Free                      | Free           | Free     |
|   | Single Lift Access (Early | / Season Rate) |          |
| Adult (Ages 18-64)                      | \$35.00                   | \$25.00        | \$19.00  |
| Youth (Ages 7-17)                       | \$28.00                   | \$19.00        | \$13.00  |
| Senior (Ages 65-74)                     | \$28.00                   | \$19.00        | \$13.00  |
| Child (Ages 0-6)                        | \$11.00                   | \$5.50         | \$5.50   |
| Super Senior (Ages 75+)                 | \$11.00                   | \$5.50         | \$5.50   |
| Bunny Hill                              | Free                      | Free           | Free     |
| Promotional                             |                           |                |          |
| Chinook Arch Library Pass (All Ages     | (                         | Free           |          |
| Group Pricing (Group meaning over       |                           |                |          |
| lift tickets, rentals, and lessons. Sch | ool groups are not inclue | ded)           |          |
| DAY RENTALS                             |                           |                |          |
| F                                       | ull Package (Skis/Board   |                |          |
| Adult (Ages 18-64)                      | \$38.50                   | \$28.00        | \$18.00  |
| Youth (Ages 7-17)                       | \$31.00                   | \$24.00        | \$17.00  |
| Senior (Ages 65-74)                     | \$15.50                   | \$13.50        | \$10.50  |
| Child (Ages 0-6)                        | \$31.00                   | \$24.00        | \$17.00  |
| Super Senior (Ages 75+)                 | \$15.50                   | \$13.50        | \$10.50  |
|   | Skis/Board C              | Dnly           |          |
| Adult (Ages 18-64)                      | \$25.00                   | \$19.00        | \$11.50  |
| Youth (Ages 7-17)                       | \$21.00                   | \$14.50        | \$10.50  |
| Senior (Ages 65-74)                     | \$10.50                   | \$8.50         | \$5.50   |
| Child (Ages 0-6)                        | \$21.00                   | \$14.50        | \$10.50  |
| Super Senior (Ages 75+)                 | \$10.50                   | \$8.50         | \$5.50   |
|   | Other Rent                | als            |          |
| Poles Only (All Ages)                   | \$5.50                    | \$5.50         | \$5.50   |
| Helmet Only (All Ages)                  | \$8.00                    | \$8.00         | \$8.00   |
| Snowshoe Rental (All Ages)              |                           |                | \$15.00  |

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| SEASONAL RENTALS | 2024/25  | 2025/26  |
|------------------|----------|----------|
| Adult            | \$214.99 | \$223.00 |
| Youth            | \$204.99 | \$212.50 |
| Child            | \$169.99 | \$176.00 |
| Senior           | \$204.99 | \$212.50 |
| Super Senior     | \$169.99 | \$176.00 |

| SNOW SCHOOL                             | 2024/25  | 2025/26  |
|---|----------|----------|
| Learn to Turn Intro                     | \$79.99  | \$83.00  |
| Learn to Turn Full Package              | \$274.99 | \$285.00 |
| Learn to Turn Progression Package       | \$194.99 | \$202.00 |
| PPK Rippers Single Session              | \$149.99 | \$155.50 |
| PPK Rippers Both Sessions               | \$259.99 | \$269.00 |
| PPK Rippers Holiday Week                | \$99.99  | \$103.50 |
| Weekend Youth Program                   | \$149.99 | \$155.50 |
| Little Cubs Single Session              | \$79.99  | \$83.00  |
| Little Cubs Single Session 4 Pack       | \$287.99 | \$298.00 |
| Little Cubs Single Session 6 Pack       | \$407.99 | \$422.50 |
| Kinder Cubs Single Session              | \$64.99  | \$67.50  |
| Kinder Cubs Single Session 4 Pack       | \$233.99 | \$242.50 |
| Kinder Cubs Single Session 6 Pack       | \$350.99 | \$363.50 |
| 1.5-hour group                          | \$59.99  | \$62.50  |
| 1 hr. private lesson (up to 2 people)   | \$89.99  | \$83.50  |
| 1.5 hr. private lesson (up to 2 people) | \$134.00 | \$139.00 |
| Senior's Program                        | \$10.00  | \$10.50  |
| 4 pack of private lessons               | 10% off  | 10% off  |
| 6 pack of private lessons               | 15% off  | 15% off  |

| RACE TRAINING (Per 2.5 Hour Block) |                       |  |
|------------------------------------|-----------------------|--|
| 7 or fewer athletes                | \$395.00 / per block  |  |
| 8-12 Athletes                      | \$55.00 / per athlete |  |
| 13-18 Athletes                     | \$52.00 / per athlete |  |
| 19+ Athletes                       | \$49.00 / per athlete |  |

| SIGNAGE SPONSORSHIP OPPORTUNITIES | Regular Rate | Renewal Rate |
|-----------------------------------|--------------|--------------|
| Tower Signage                     | \$275.00     | \$250.00     |
| Saturday Night Skiing Sponsorship | \$840.00     | N/A          |

| SEASON PASSES                                       | Full Season  | 2025/26  |  |  |
|---|--------------|----------|--|--|
| Resident Rate                                       |              |          |  |  |
| Adult (Ages 18-64)                                  | \$229.99     | \$234.99 |  |  |
| Youth (Ages 7-17)                                   | \$183.99     | \$189.99 |  |  |
| Senior (65-74)                                      | \$183.99     | \$189.99 |  |  |
| Child (0-6)   | \$29.99      | \$29.99  |  |  |
| Super Senior (75+)                                  | \$29.99      | \$29.99  |  |  |
| Family of 4+  | \$724.99     | \$729.99 |  |  |
| Family of 3 (2 adults, 1 youth)                     | \$604.99     | \$609.99 |  |  |
| Non-Resident  | Regular Rate |          |  |  |
| Adult (Ages 18-64)                                  | \$329.99     | \$334.99 |  |  |
| Youth (Ages 7-17)                                   | \$261.99     | \$265.99 |  |  |
| Senior (65-74)                                      | \$261.99     | \$265.99 |  |  |
| Child (0-6)   | \$29.99      | \$29.99  |  |  |
| Super Senior (75+)                                  | \$29.99      | \$29.99  |  |  |
| Family of 4+  | \$891.99     | \$895.99 |  |  |
| Family of 3 (2 adults, 1 youth)                     | \$734.99     | \$739.99 |  |  |
| Learn to Turn Graduate/Other Passholder Season Pass | Discount     | 25% Off  |  |  |
| Uphill Pass (All Ages)                              | \$25.00      | \$25.00  |  |  |

| SCHOOL RATES         |                      |              |              |             |
|----------------------|----------------------|--------------|--------------|-------------|
| Local's Rate         | Lift, Lesson, Rental | Lift, Rental | Lift, Lesson | Lesson only |
| Full Day             | \$48.50              | \$38.00      | \$38.00      | \$23.00     |
| 2 hour or less visit | \$26.00              | \$26.00      | \$26.00      | \$26.00     |
| Regular Rate         | Lift, Lesson, Rental | Lift, Rental | Lift, Lesson | Lesson only |
| Full Day             | \$54.00              | \$40.50      | \$40.50      | \$24.00     |
| 2 hour or less visit | \$29.00              | \$29.00      | \$29.00      | \$29.00     |

| FACILITY RENTAL                       |          |
|---------------------------------------|----------|
| Hourly                                | \$40.00  |
| Daily                                 | \$300.00 |
| Washroom Trailer Rental (Per Weekend) | \$260.00 |
| Subsequent Days                       | \$130.00 |
| Yurt Rental – Per Day                 | \$80.00  |
| Yurt Rental – Hourly                  | \$25.00  |

## Crowsnest Pass Pool

Note: Family of 4+ Includes 2 adults and all dependents under the age of 18 within same household.

| 2025 Crowsnest Pass Pool Rates                                  |                       |
|---|-----------------------|
| Daily Admission   |                       |
| Family of 4+  | \$21.00               |
| Adult (18 - 64 years old)                                       | \$8.50                |
| Senior (65 and over)  | \$6.50                |
| Youth (7 - 17 years old)  | \$6.50                |
| Child (4 - 6 years old)   | \$5.50                |
| Toddler (0 - 3 years old)                                       | Free                  |
| 5 Use Flex Pass Prices  |                       |
| Family of 4+  | \$88.00               |
| Adult (18 - 64 years old)                                       | \$34.00               |
| Senior (65 and over)  | \$26.00               |
| Youth (7 - 17 years old)  | \$26.00               |
| Child (4 - 6 years old)   | \$22.00               |
| Toddler (0 - 3 years old)                                       | Free                  |
| Seasons Pass  |                       |
| Family of 4+  | \$250.00              |
| Adult (18 - 64 years old)                                       | \$105.00              |
| Senior (65 and over)  | \$75.00               |
| Youth (7 - 17 years old)  | \$75.00               |
| Child (4 - 6 years old)   | \$63.00               |
| Toddler (0 - 3 years old)                                       | Free                  |
| Lessons   |                       |
| Private per lesson (½ hour) *Up to 2 people per private lesson. | \$30.00               |
| Private Lesson Discount   | 10% off for 4 lessons |
|   | 15% off for 6 lessons |
| National Lifesaving Society Parent & Tot lessons                | \$62.00               |
| National Lifesaving Society Preschool lessons                   | \$62.00               |
| National Lifesaving Society Swimmer lessons                     | \$62.00               |
| National Lifesaving Society Adult Swimmer lessons               | \$67.00               |
| National Lifesaving Society Swim Patrol lessons                 | \$88.00               |
| National Lifesaving Society Bronze Star                         | \$208.00              |
| National Lifesaving Society Bronze Medallion                    | \$208.00              |
| National Lifesaving Society Bronze Cross                        | \$208.00              |
| National Lifesaving Certificate                                 | \$395.00              |
| Facility Rental   |                       |
| 1 Hour Private Pool Rental (Up to 75 people)                    | \$160.00              |
| Sponsored Swim Rate   | \$470.00              |
| Pass Piranhas Pool Rental                                       | \$57.00               |

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## Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.b

Subject: Bylaw 1216, 2025 - 2025 Property Tax Rates Bylaw - Second & Third Reading

**Recommendation:** That Council gives second and third reading of Bylaw 1216, 2025.

## **Executive Summary:**

The annual property tax rate bylaw sets out the assessed values by class and calculates the tax rates required to raise budgeted tax revenue in accordance with property tax policies. The amount of tax revenue required to balance the 2025 budget was presented and approved by Council on November 28, 2024.

Administration recommends municipal tax rates for the various residential and non-residential properties based upon the budgeted tax requirement, assessed property values and other directions provided by Council. The proposed bylaw, when passed, will authorize Administration to levy the 2025 Municipal Taxes, Alberta School Foundation Fund (ASFF), and the Designated Industrial Property (DIP) Requisitions.

Council approved the 2025 Operating and 2025-2026 Capital Budget on November 28, 2024 with a Municipal Tax requirement of \$12,048,252 which required a 1.0% mill rate increase.

With the increase in assessments, this will now result in an additional \$1,485,075 of taxes generated. Administration is recommending these additional funds be transferred to reserve to be allocated to future capital projects or unknown costs associated with impending tariffs.

Currently the reserves are being funded at 30% of the depreciation, which is causing a compounding backlog of underfunding. The result is that roads, water, sewer and facilities cannot be maintained/replaced as required. This is apparent by the large numbers of potholes on some roads or repeated failures along sections of water and sewer mains. With this increased transfer to reserves, this would bring depreciation funding up to approximately 63%. For context on infrastructure costs, this would complete approximately 200m of a neighbourhood renewal (road, water, sewer, sidewalks), or half of the windows & doors for the MDM, or one fire engine.

### **Relevant Council Direction, Policy or Bylaws:**

- *First Reading* was approved on March 11, 2025 through Motion 09-2025-03-11.
- 10-2025-03-11 motion made to present new comparisons. Document attached.
- The Municipal Government Act (MGA) Section 353(1) states: "Each Council must pass a property tax bylaw annually".
- On November 28, 2024 Council approved the 2025 Operating and Capital Budgets.
- The 2025 Municipal tax requirement to balance the budget is a total of \$12,048,252.
- The property tax notices need to be sent to residents by April 30, 2025.

## Discussion:

The 2025 Property Tax Rate Bylaw has been prepared with a 1.0% mill rate increase.

The annual bylaw sets out the assessed property values by class and calculates the tax rates required to raise budgeted tax revenue in accordance with property tax policies. The amount of tax revenue required to balance the 2025 budget was presented and approved by Council on November 28, 2024. In preparing the 2025 budget, Administration adjusted the tax requirement to reflect the Provincial Government paying 50% of the grants-in-place-of-taxes. However, during the February 27, 2025 Alberta Budget, the Provincial Government announced they will pay 75% of the grants-in-place-of-taxes, which was used while preparing the Property Tax Rate Bylaw.

The Municipality's Assessor (Benchmark Assessment Consultants) has provided the assessment values used to calculate the proposed taxes for 2025. The total taxable assessed base for 2025 is \$1,626,992,610 (2024 was \$1,434,192,460) for a net increase of \$192,800,150.

The increase can be attributed to new properties being added, re-evaluations due to sales, site visits identifying additions to properties, and changes in classifications including sale of municipal land that now becomes taxable. The increase in assessment is broken down between growth and inflation. The increase in assessment growth equates to \$45,791,150 (21.7%) and inflation (increase in existing properties) \$165,535,420 (78.3%), both excluding the exempt properties. Increase in assessment from growth is 2.5% and from inflation is 9.1%. Residential Growth in assessment was \$30,290,220 and inflation was \$145,969,830, compared to Non Resident growth in assessment of \$15,768,010 and inflation of \$4,195,990.

The assessment growth report from Benchmark is a one time report generated when the year is rolled forward. For assessment purposes growth includes new buildings added, additions to existing properties (eg. new deck, shed or garage added in the year) or reclassification between assessment classes. Inflation is the net change between last year assessment value and this year's assessment value when no physical changes to the property has occurred.

The increased assessment of \$192,800,150 will result in additional taxes being generated of \$1,485,075. The \$1,485,075 in tax dollars generated from the increase in assessment value is less the ~\$59,000 for the Province paying 75% of their taxes.

The Alberta School Foundation Fund (ASFF) rate for 2025 is \$4,145,663.

The Designated Industrial Property (DIP) requisition rate for 2025 is 0.0701, resulting in an amount of \$5,404.

The Senior Housing request for 2025 has been included as part of the Municipal Tax amount for the amount of \$398,750 to be paid out as a grant and no requisition will be sought this year.

A 1.0% property tax increase combined with the growth and inflation amount for 2025 would result in a combined tax revenue of \$13,533,327 compared to the 2025 Budget approval in November where \$12,048,252 was required to balance the budget. This is a net increase of \$1,485,075 that could be used for initiatives that were deferred to 2026 and/or putting additional funds aside in reserves for future expenses and unknowns in 2026 with varying product inflation. These additional funds could also be allocated towards some unanticipated expenses in 2025, including the unknown circumstances with tariffs. Based on purchasing expenses in 2024 the 25% tariffs would be result in additional expense of \$277,000 and the energy tariffs of 10% equates to additional expense of \$124,000. A rough estimate of tariffs could result in additional costs of \$401,000.

Based on Motion 10-2025-03-11, a new sensitivity analysis was prepared showing the tax revenue without the inflation of 9.1%. Based on this analysis, the municipality would collect \$12,364,560 which generates an excess above the budget and growth of \$30,293. A 1% change in the residential tax rate results in a change of about \$100,000. A 1% change in non-residential tax rates results in a change of about \$30,000.

The Comparison Assessment 5 Tax Years document for specific roll numbers has been updated to show the inflation impact as a property tax dollar amount. As well, the 1% increase is shown as a property tax dollar amount.

## Analysis of Alternatives:

- Council can approve second and third reading of the 2025 property tax bylaw with a 1.0% tax increase as approved in Budget 2025.
- Council can set a different tax rate.

**Financial Impacts:** Depends on the mill rates chosen.

### Attachments:

1216, 2025 - 2025 Property Tax Rate Bylaw.docx Comparison Assessment 5 Tax Years.pdf Sample Rates - Motion 10-2025-03-11.pdf Sample Rates.pdf Public Announcement 2025 Tax Insert.docx

## MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1216, 2025 **2025 PROPERTY TAX RATE BYLAW**

BEING a bylaw of the Municipality of Crowsnest Pass, in the Province of Alberta, to authorize the rates of taxation to be levied against assessable property within the Municipality of Crowsnest Pass for the 2024 Taxation Year.

WHEREAS pursuant to section 353(1) of the Municipal Government Act, RSA 2000, c. M-26, as amended from time to time, a Council must pass a property tax bylaw annually;

AND WHEREAS the Municipality of Crowsnest Pass has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting on November 28, 2024;

AND WHEREAS the estimated municipal expenditures and transfers set out in the budget for the Municipality of Crowsnest Pass for 2025 total \$26,682,454, excluding amortization expense;

AND WHEREAS the estimated municipal revenues and transfers from all sources other than general municipal taxation is estimated at \$14,634,202 with \$12,048,252 to be raised by general municipal taxation, resulting in balanced budget for 2025;

AND WHEREAS the requisitions are:

| Alberta School Foundation Fund (ASFF)          |             |
|--|-------------|
| Residential & Farmland                         | \$3,415,758 |
| Non-residential                                | \$729,905   |
|  | \$4,145,663 |
| Designated Industrial Property Tax Requisition | \$5,404     |

#### Designated industrial Property Tax Requisition

AND WHEREAS the Council of the Municipality is required each year to levy on the assessed value of all property, tax rates sufficient to each class of property, subject to the Municipal Government Act, RSA 2000, c. M-26, as amended from time to time;

AND WHEREAS the Council of the Municipality of Crowsnest Pass is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, RSA 2000, c. M-26, as amended from time to time;

AND WHEREAS the assessed value of all property in the Municipality of Crowsnest Pass as shown on the assessment roll is:

| \$1,626,992,610 |
|-----------------|
| \$77,089,870    |
| \$114,236,960   |
| \$24,815,900    |
| \$182,670       |
| \$1,410,667,210 |
| -               |

Page 1 of 3

**NOW THEREFORE**, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled, enacts as follows:

#### 1. Short Title

1.1 This Bylaw shall be cited as the "2025 Property Tax Rate Bylaw".

#### 2. Definitions

- 2.1 In this Bylaw:
  - (a) "Act" means the Municipal Government Act, RSA 2000, c. M-26 and regulations, as amended from time to time.
  - (b) "Council" means the municipal council of the Municipality of Crowsnest Pass.
  - (c) **"Designated Industrial (DI) Property"** means Designated Industrial Property as defined under Section 284(1) (f.01) of the Act.
  - (d) "**DI Property Requisition**" means the Designated Industrial Property tax rate set by the Minister in accordance with Section 359.3 of the Act.
  - (e) "Farmland" means land used for farming operations as defined in the regulations.
  - (f) "Municipality" means the Municipality of Crowsnest Pass in the Province of Alberta.
  - (g) "Non-Residential" in respect of property, means linear property, components of manufacturing or processing facilities that are used for the cogeneration of power or other property on which industry, commerce or another use takes place or is permitted to take place under a land use Bylaw passed by a Council, but does not include Farm Land or land that is used or intended to be used for permanent living accommodation.
  - (h) **"Property Tax"** means a tax in respect of property imposed pursuant to Division 2 of Part 10 of the Act.
  - (i) "**Residential**" in respect of property, means property that is not classed by the assessor as Farmland, machinery and equipment or Non-Residential; and,
- 2.2 All other terms used in this Bylaw shall have the meaning as is assigned to them by the Act, to the extent that said meaning differs from the ordinary meaning of such terms.

### 3. Property Tax

- 3.1 That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipality of Crowsnest Pass;
- 3.2 And furthermore, that pursuant to the provisions of Section 357(1) of the Municipal Government Act, where the application of the tax rates established by the bylaw to the assessment of any taxable property would result in a tax levy payable for general municipal purposes, of less than \$575, the tax shall be assessed at \$575 and deemed to be the tax levy payable:

|                                | Tax Levy     | Assessment      | Tax Rate  |
|--------------------------------|--------------|-----------------|-----------|
| General Municipal              |              |                 |           |
| Residential & Farmland         | \$10,182,337 | \$1,410,667,210 | 0.0072181 |
| Machinery & Equipment          | \$3,347      | \$182,670       | 0.0183234 |
| Vacant Non-Residential         | \$341,035    | \$24,815,900    | 0.0137426 |
| Small Business Property        | \$1,569,913  | \$114,236,960   | 0.0137426 |
| Other Non-Residential          | \$1,412,549  | \$77,089,870    | 0.0183234 |
| Minimum Tax                    | \$83,153     |                 |           |
| Alberta School Foundation Fund |              |                 |           |
| Residential & Farmland         | \$3,415,758  | \$1,403,409,220 | 0.0024339 |
| Non-Residential                | \$729,905    | \$198,705,540   | 0.0036733 |
| Designated Industrial Property | \$5,404      | \$77,089,870    | 0.0000701 |

#### 4. Severability

4.1 Each Section of this Bylaw shall be read and construed as being separate and severable from each other Section. Furthermore, should any Section or Part of this Bylaw be found to have been improperly enacted for any reason, then such Section or Part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

#### 5. Enactment

5.1 This Bylaw shall come into force and effect when it has received third reading and has been duly signed.

READ a **first** time in council this <u>11</u> day of <u>March</u> 2025.

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer

|  |                                  |  |  |   |  |  |   |   |               | 202               | 5   |                     | 1                           |
|--|----------------------------------|--|--|---|--|--|---|---|---------------|-------------------|---|---------------------|-----------------------------|
| Roll Number<br>(Ranked by 2025 assessment value<br>lowest to highest)                  |                                  | 2020   | 2021   | 2022  | 2023   | 2024   | 0% Tax Rate Change<br>(Note 1)                                  | Inflation as<br>(with 9.1<br>inflation<br>Increase<br>School Ra | %<br>/<br>d   | %                 | 1% Tax Rate Increase  | 1% Increase as a \$ | Reinspec<br>Year<br>(Note 3 |
| 1003300  |                                  |  |  |   |  |  |   |   |               |                   |   |                     |                             |
| Assessment Value   | Land                             |  | 50,430   | 51,490  | 66,680   | 78,930   | 106,530   |   |               |                   | 106,530   |                     | 2021                        |
|  | Building                         |  | 162,750  | 188,230   | 198,110  | 217,900  | 232,820   |   |               |                   | 232,820   |                     |                             |
|  | Total                            | 225,610  | 213,180  | 239,720   | 264,790  | 296,830  | 339,350   |   |               |                   | 339,350   |                     |                             |
| Residential Rate   |                                  | 0.00751152   | 0.0076415  | 0.0076415   | 0.0077943  | 0.0071466  | 0.0071466   |   |               |                   | 0.0072181   |                     |                             |
| Property Tax - Residential Only  |                                  | 1,694.67   | 1,629.01   | 1,831.82  | 2,063.85   | 2,121.33   | 2,425.20  | \$ 30   | 3.87          |                   | 2,449.46  | \$ 24.26            |                             |
|  |                                  |  |  |   |  |  |   |   |               |                   |   |                     |                             |
| School Rate  |                                  | 0.00250900   | 0.0025600  | 0.0026500   | 0.0021191  | 0.0023115  | 0.0024339   |   |               |                   | 0.0024339   |                     |                             |
| Property Tax - School Only   |                                  | 566.06   | 545.74   | 635.26  | 561.12   | 686.12   | 825.94  | \$ 13   | 9.82          |                   | 825.94  |                     |                             |
| Senior Rate  |                                  |  |  | 0.0001328   | 0.0001195  | +  |   | 4   |               |                   |   |                     |                             |
| Property Tax - TOTAL   |                                  | \$ 2,260.73  | \$ 2,174.76  | \$ 2,498.91   | \$ 2,656.61  | \$ 2,807.45  | \$ 3,251.14   | Ş 44  | <b>3.69</b> 1 | 1 <mark>6%</mark> | \$ 3,275.41   | \$ 24.26            | L                           |
| Assessment Value<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate | Land<br>Building<br><b>Total</b> | <b>349,490</b><br>0.00751152<br>2,625.20<br>0.00250900 | 73,590<br>328,560<br><b>402,150</b><br>0.0076415<br>3,073.03 | 80,330<br>408,620<br><b>488,950</b><br>0.0076415<br>3,736.31    | 87,480<br>403,800<br><b>491,280</b><br>0.0077943<br>3,829.18 | 102,120<br>417,020<br><b>519,140</b><br>0.0071466<br>3,710.09<br>0.0023115 | 4,029.90  | \$ 31   | 9.81          |                   | 109,740<br>454,150<br><b>563,890</b><br>0.0072181<br>4,070.21 | \$ 40.32            | 2020                        |
| Property Tax - School Only   |                                  | 876.87   | 1,029.50   | 1,295.72  | 1,041.07   | 1,199.99   | 1,372.45  | Ś 17  | 2.46          |                   | 1,372.45  |                     |                             |
| Senior Rate  |                                  |  | ,  | 0.0001328   | 0.0001195  | ,  | , ,   | . •   |               |                   | ,   |                     |                             |
| Property Tax - TOTAL   |                                  | \$ 3,502.07  | \$ 4,102.53  |   |  | \$ 4,910.08  | \$ 5,402.35   | \$ 49   | 2.27 1        | L <mark>0%</mark> | \$ 5,442.67   | \$ 40.32            |                             |
|  |                                  |  |  |   |  |  |   |   |               |                   |   |                     |                             |
| 2045500<br>Assessment Value  | Land<br>Building                 |  | 66,280<br>365,680  | 76,130<br>375,590   | 80,490<br>409,950  | 91,780<br>482,970  | 98,600<br>517,980   |   |               |                   | 98,600<br>517,980   |                     | 2020                        |
|  |                                  | 359,590  |  | ,   | ,  | ,  |   |   |               |                   | · · · ·   |                     | 2020                        |
|  | Building                         | <b>359,590</b><br>0.00751152                           | 365,680  | 375,590   | 409,950  | 482,970  | 517,980<br><b>616,580</b>                                       |   |               |                   | 517,980   |                     | 2020                        |
| Assessment Value   | Building                         | ,  | 365,680<br><b>431,960</b>                                    | 375,590<br><b>451,720</b>                                       | 409,950<br><b>490,440</b>                                    | 482,970<br><b>574,750</b>  | 517,980<br><b>616,580</b><br>0.0071466                          | \$ 29   | 3.94          |                   | 517,980<br><b>616,580</b>                                     | \$ 44.09            | 2020                        |
| Residential Rate<br>Property Tax - Residential Only<br>School Rate                     | Building                         | 0.00751152   | 365,680<br>431,960<br>0.0076415<br>3,300.82<br>0.0025600     | 375,590<br><b>451,720</b><br>0.0076415<br>3,451.82<br>0.0026500 | 409,950<br>490,440<br>0.0077943<br>3,822.64<br>0.0021191     | 482,970<br>574,750<br>0.0071466<br>4,107.51<br>0.0023115                   | 517,980<br>616,580<br>0.0071466<br>4,406.45<br>0.0024339        |   |               |                   | 517,980<br>616,580<br>0.0072181<br>4,450.54<br>0.0024339      | \$ 44.09            | 2020                        |
| Assessment Value<br>Residential Rate<br>Property Tax - Residential Only                | Building                         | 0.00751152<br>2,701.07<br>0.00250900                   | 365,680<br><b>431,960</b><br>0.0076415<br>3,300.82           | 375,590<br><b>451,720</b><br>0.0076415<br>3,451.82              | 409,950<br><b>490,440</b><br>0.0077943<br>3,822.64           | 482,970<br><b>574,750</b><br>0.0071466<br>4,107.51                         | 517,980<br><b>616,580</b><br>0.0071466<br>4,406.45<br>0.0024339 |   | 3.94<br>4.31  |                   | 517,980<br>616,580<br>0.0072181<br>4,450.54                   | \$ 44.09            | 2020                        |

|  |   |   |   |  |   |   |  | 2025  |     |    |   |                      |                             |  |  |
|--|---|---|---|--|---|---|--|---|-----|----|---|----------------------|-----------------------------|--|--|
| Roll Number<br>(Ranked by 2025 assessment value<br>lowest to highest)  |   | 2020  | 2021  | 2022   | 2023  | 2024  | 0% Tax Rate Change<br>(Note 1)   | Inflation as a \$<br>(with 9.1%<br>inflation) /<br>Increased<br>School Rate | %   | 15 | % Tax Rate Increase   | 1% Increase as a \$  | Reinspec<br>Year<br>(Note 3 |  |  |
|  |   |   |   |  |   |   |  |   |     |    |   |                      |                             |  |  |
| Sale of property in 2020, 2021 or 2022   |   |   |   |  |   |   |  |   |     |    |   |                      |                             |  |  |
| 2041900  |   |   |   |  |   |   |  |   |     |    |   |                      |                             |  |  |
| Assessment Value   | Land  |   | 49,430  | 47,510   | 55,950  | 52 <i>,</i> 950   | 56,890   |   |     |    | 56,890  |                      | 202                         |  |  |
|  | Building  |   | 109,360   | 213,500  | 211,150   | 238,370   | 259,100  |   |     |    | 259,100   |                      |                             |  |  |
|  | Total   | 171,170   | 158,790   | 261,010  | 267,100   | 291,320   | 315,990  |   |     |    | 315,990   |                      |                             |  |  |
| Sold June 2021   |   |   | 262,000   |  |   |   |  |   |     |    |   |                      |                             |  |  |
| Residential Rate   | 0   | .00751152   | 0.0076415   | 0.0076415  | 0.0077943   | 0.0071466   | 0.0071466  |   |     |    | 0.0072181   |                      |                             |  |  |
| Property Tax - Residential Only  |   | 1,285.75  | 1,213.39  | 1,994.51   | 2,081.86  | 2,081.95  | 2,258.25   | \$ 176.31   |     |    | 2,280.85  | \$ 22.59             |                             |  |  |
| · · · · · · · · · · · · · · · · · · ·  |   |   |   |  |   |   |  |   |     |    |   |                      |                             |  |  |
| School Rate  | 0   | .00250900   | 0.0025600   | 0.0026500  | 0.0021191   | 0.0023115   | 0.0024339  |   |     |    | 0.0024339   |                      |                             |  |  |
| Property Tax - School Only   |   | 429.47  | 406.50  | 691.68   | 566.01  | 673.39  | 769.09   | \$ 95.70  |     |    | 769.09  |                      |                             |  |  |
| Senior Rate  |   |   |   | 0.0001328  | 0.0001195   |   |  |   |     |    |   |                      |                             |  |  |
| Jenior Nate  |   |   |   | 0.0001520  | 0.0001155   |   |  |   |     |    |   |                      |                             |  |  |
| Property Tax - TOTAL   | \$  | 1,715.21  | \$ 1,619.90   |  | \$ 2,679.79   | \$ 2,755.33   | \$ 3,027.34  | \$ 272.01   | 10% | \$ | 3,049.94  | \$ 22.59             |                             |  |  |
|  | \$<br>Land<br>Building  | 1,715.21  | \$ 1,619.90<br>81,750<br>108,660  |  |   | \$ 2,755.33<br>137,480<br>180,520   | \$ 3,027.34<br>139,760<br>191,530  | \$ 272.01   | 10% | \$ | <b>3,049.94</b><br>139,760<br>191,530   | \$ 22.59             | 2022                        |  |  |
| Property Tax - TOTAL   | Land  | 1,715.21  | 81,750  | \$ <b>2,720.85</b><br>87,200   | \$ <b>2,679.79</b><br>142,470   | 137,480   | 139,760  | \$ 272.01   | 10% | \$ | 139,760   | \$ 22.59             | 202:                        |  |  |
| Property Tax - TOTAL   | Land<br>Building  |   | 81,750<br>108,660   | \$ 2,720.85<br>87,200<br>163,280   | \$ 2,679.79<br>142,470<br>159,570   | 137,480<br>180,520  | 139,760<br>191,530   | \$ 272.01   | 10% | \$ | 139,760<br>191,530  | \$ 22.59             | 2022                        |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value  | Land<br>Building<br>Total   |   | 81,750<br>108,660<br><b>190,410</b>   | \$ 2,720.85<br>87,200<br>163,280   | \$ 2,679.79<br>142,470<br>159,570   | 137,480<br>180,520  | 139,760<br>191,530   | \$ 272.01   | 10% | \$ | 139,760<br>191,530  | \$ 22.59             | 202:                        |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021   | Land<br>Building<br>Total   | 154,330   | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b>   | \$ 2,720.85<br>87,200<br>163,280<br>250,480  | \$ 2,679.79<br>142,470<br>159,570<br>302,040  | 137,480<br>180,520<br><b>318,000</b>  | 139,760<br>191,530<br><b>331,290</b>   |   | 10% | \$ | 139,760<br>191,530<br><b>331,290</b>  |                      | 202                         |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate   | Land<br>Building<br>Total   | <b>154,330</b><br>0.00751152  | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415  | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415   | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943   | 137,480<br>180,520<br><b>318,000</b><br>0.0071466   | 139,760<br>191,530<br><b>331,290</b><br>0.0071466  |   | 10% | \$ | 139,760<br>191,530<br><b>331,290</b><br>0.0072181   |                      | 2022                        |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate   | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152  | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415  | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415   | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943   | 137,480<br>180,520<br><b>318,000</b><br>0.0071466   | 139,760<br>191,530<br><b>331,290</b><br>0.0071466  |   | 10% | \$ | 139,760<br>191,530<br><b>331,290</b><br>0.0072181   |                      | 2022                        |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only  | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25  | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02  | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415<br>1,914.04   | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943<br>2,354.19   | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62   | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60  |   | 10% | \$ | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28   |                      | 2023                        |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate   | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900                              | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600   | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415<br>1,914.04<br>0.0026500  | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943<br>2,354.19<br>0.0021191  | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115  | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339   | \$ 94.98  | 10% | \$ | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339                              |                      | 202                         |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only   | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21                    | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45   | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415<br>1,914.04<br>0.0026500<br>663.77<br>0.0001328   | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943<br>2,354.19<br>0.0021191<br>640.05  | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06  | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339   | \$ 94.98<br>\$ 71.27  | 6%  | \$ | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33                    | \$ 23.69             | 202                         |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate  | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21                    | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45   | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415<br>1,914.04<br>0.0026500<br>663.77<br>0.0001328   | \$ 2,679.79<br>142,470<br>159,570<br>302,040<br>0.0077943<br>2,354.19<br>0.0021191<br>640.05<br>0.0001195   | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06  | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33   | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33                    | \$ 23.69             | 202                         |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL<br>3007400                     | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21                    | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b>                       | <ul> <li>\$ 2,720.85</li> <li>87,200</li> <li>163,280</li> <li>250,480</li> <li>0.0076415</li> <li>1,914.04</li> <li>0.0026500</li> <li>663.77</li> <li>0.0001328</li> <li>\$ 2,611.08</li> </ul>  | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>\$ 0.0077943</li> <li>\$ 2,354.19</li> <li>\$ 0.0021191</li> <li>\$ 640.05</li> <li>\$ 0.0001195</li> <li>\$ 3,030.34</li> </ul>                      | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b>                      | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$</b><br><b>3,173.92</b>   | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69             |                             |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL                                | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21                    | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b>                       | \$ 2,720.85<br>87,200<br>163,280<br>250,480<br>0.0076415<br>1,914.04<br>0.0026500<br>663.77<br>0.0001328   | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>0.0077943</li> <li>2,354.19</li> <li>0.0021191</li> <li>640.05</li> <li>0.0001195</li> <li>\$ 3,030.34</li> </ul>                                     | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b><br>75,450            | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$ 3,173.92</b><br>80,230   | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69             |                             |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL<br>3007400                     | Land<br>Building<br>Total<br>0  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21<br><b>1,546.47</b> | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b><br><b>\$ 1,942.47</b> | <ul> <li>\$ 2,720.85</li> <li>87,200</li> <li>163,280</li> <li>250,480</li> <li>0.0076415</li> <li>1,914.04</li> <li>0.0026500</li> <li>663.77</li> <li>0.0001328</li> <li>\$ 2,611.08</li> <li>61,900</li> <li>191,600</li> </ul>                     | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>0.0077943</li> <li>2,354.19</li> <li>0.0021191</li> <li>640.05</li> <li>0.0001195</li> <li>\$ 3,030.34</li> <li>\$ 67,500</li> <li>249,540</li> </ul> | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b><br>75,450<br>332,370 | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$ 3,173.92</b><br>80,230<br>365,070  | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69             |                             |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL<br>3007400<br>Assessment Value | Land<br>Building<br>Total<br>0<br>0<br>\$   | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21                    | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b>                       | <ul> <li>\$ 2,720.85</li> <li>87,200</li> <li>163,280</li> <li>250,480</li> <li>0.0076415</li> <li>1,914.04</li> <li>0.0026500</li> <li>663.77</li> <li>0.0001328</li> <li>\$ 2,611.08</li> <li>\$ 61,900</li> <li>191,600</li> <li>253,500</li> </ul> | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>0.0077943</li> <li>2,354.19</li> <li>0.0021191</li> <li>640.05</li> <li>0.0001195</li> <li>\$ 3,030.34</li> </ul>                                     | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b><br>75,450            | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$ 3,173.92</b><br>80,230   | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69             |                             |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL<br>3007400                     | Land<br>Building<br>Total<br>0<br>0<br>0<br>\$<br>Land<br>Building  | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21<br><b>1,546.47</b> | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b><br><b>\$ 1,942.47</b> | <ul> <li>\$ 2,720.85</li> <li>87,200</li> <li>163,280</li> <li>250,480</li> <li>0.0076415</li> <li>1,914.04</li> <li>0.0026500</li> <li>663.77</li> <li>0.0001328</li> <li>\$ 2,611.08</li> <li>61,900</li> <li>191,600</li> </ul>                     | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>0.0077943</li> <li>2,354.19</li> <li>0.0021191</li> <li>640.05</li> <li>0.0001195</li> <li>\$ 3,030.34</li> <li>\$ 67,500</li> <li>249,540</li> </ul> | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b><br>75,450<br>332,370 | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$ 3,173.92</b><br>80,230<br>365,070  | \$ 94.98<br>\$ 71.27  |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69             |                             |  |  |
| Property Tax - TOTAL<br>1140035<br>Assessment Value<br>Sold March 2021<br>Residential Rate<br>Property Tax - Residential Only<br>School Rate<br>Property Tax - School Only<br>Senior Rate<br>Property Tax - TOTAL<br>3007400<br>Assessment Value | Land<br>Building<br>Total<br>0<br>0<br>0<br>\$<br>2<br>5<br>4<br>5<br>5<br>4<br>5<br>5<br>7<br>5<br>7<br>5<br>7<br>5<br>7<br>5<br>7<br>5<br>7<br>5<br>7 | <b>154,330</b><br>0.00751152<br>1,159.25<br>0.00250900<br>387.21<br><b>1,546.47</b> | 81,750<br>108,660<br><b>190,410</b><br><b>247,000</b><br>0.0076415<br>1,455.02<br>0.0025600<br>487.45<br><b>\$ 1,942.47</b><br><b>\$ 1,942.47</b> | <ul> <li>\$ 2,720.85</li> <li>87,200</li> <li>163,280</li> <li>250,480</li> <li>0.0076415</li> <li>1,914.04</li> <li>0.0026500</li> <li>663.77</li> <li>0.0001328</li> <li>\$ 2,611.08</li> <li>\$ 61,900</li> <li>191,600</li> <li>253,500</li> </ul> | <ul> <li>\$ 2,679.79</li> <li>\$ 142,470</li> <li>\$ 159,570</li> <li>\$ 302,040</li> <li>0.0077943</li> <li>2,354.19</li> <li>0.0021191</li> <li>640.05</li> <li>0.0001195</li> <li>\$ 3,030.34</li> <li>\$ 67,500</li> <li>249,540</li> </ul> | 137,480<br>180,520<br><b>318,000</b><br>0.0071466<br>2,272.62<br>0.0023115<br>735.06<br><b>\$ 3,007.68</b><br>75,450<br>332,370 | 139,760<br>191,530<br><b>331,290</b><br>0.0071466<br>2,367.60<br>0.0024339<br>806.33<br><b>\$ 3,173.92</b><br><b>\$ 3,173.92</b><br>80,230<br>365,070<br><b>445,300</b><br>0.0071466 | \$ 94.98<br>\$ 71.27<br><b>\$ 166.25</b>                                    |     |    | 139,760<br>191,530<br><b>331,290</b><br>0.0072181<br>2,391.28<br>0.0024339<br>806.33<br><b>3,197.61</b> | \$ 23.69<br>\$ 23.69 | 202                         |  |  |

|   |             |             |             |             |             | 2025                           |   |                |                  |    |                     |                     | ]                                |
|---|-------------|-------------|-------------|-------------|-------------|--------------------------------|---|----------------|------------------|----|---------------------|---------------------|----------------------------------|
| Roll Number<br>(Ranked by 2025 assessment value<br>lowest to highest) | 2020        | 2021        | 2022        | 2023        | 2024        | 0% Tax Rate Change<br>(Note 1) | Inflation a<br>(with 9.3<br>inflation<br>Increase<br>School R | L%<br>)/<br>ed | %                | 19 | % Tax Rate Increase | 1% Increase as a \$ | Reinspection<br>Year<br>(Note 3) |
| School Rate   | 0.00250900  | 0.0025600   | 0.0026500   | 0.0021191   | 0.0023115   | 0.0024339                      |   |                |                  |    | 0.0024339           |                     |                                  |
| Property Tax - School Only  | 446.65      | 453.38      | 671.78      | 671.84      | 942.68      | 1,083.82                       | \$ 14   | 1.14           |                  |    | 1,083.82            |                     |                                  |
| Senior Rate   |             |             | 0.0001328   | 0.0001195   |             |                                |   |                |                  |    |                     |                     |                                  |
| Property Tax - TOTAL  | \$ 1,783.85 | \$ 1,806.69 | \$ 2,642.56 | \$ 3,180.83 | \$ 3,857.20 | \$ 4,266.20                    | \$ 40   | 8.99           | <mark>11%</mark> | \$ | 4,298.04            | \$ 31.84            | ]                                |

| 2078700 (Note 2)                |           |             |             |             |             |             |             |           |     |                |             |
|---------------------------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----|----------------|-------------|
| Assessment Value                | Land      |             | 62,740      | 70,290      | 75,390      | 96,170      | 95,730      |           |     | 95,730         |             |
|                                 | Building_ |             | 224,270     | 315,650     | 341,090     | 349,340     | 416,250     |           |     | 416,250        |             |
|                                 | Total     | 275,180     | 287,010     | 385,940     | 416,480     | 445,510     | 511,980     |           |     | 511,980        |             |
| Sold February 2022              |           |             |             | 355,000     |             |             |             |           |     |                |             |
| Residential Rate                |           | 0.00751152  | 0.0076415   | 0.0076415   | 0.0077943   | 0.0071466   | 0.0071466   |           |     | 0.0072181      |             |
| Property Tax - Residential Only |           | 2,067.02    | 2,193.19    | 2,949.16    | 3,246.17    | 3,183.88    | 3,658.92    | \$ 475.03 |     | 3,695.52       | \$<br>36.61 |
|                                 |           |             |             |             |             |             |             |           |     |                |             |
| School Rate                     |           | 0.00250900  | 0.0025600   | 0.0026500   | 0.0021191   | 0.0023115   | 0.0024339   |           |     | 0.0024339      |             |
| Property Tax - School Only      |           | 690.43      | 734.75      | 1,022.74    | 882.56      | 1,029.80    | 1,246.11    | \$ 216.31 |     | 1,246.11       |             |
| Senior Rate                     |           |             |             | 0.0001328   | 0.0001195   |             |             |           |     |                |             |
| Property Tax - TOTAL            |           | \$ 2,757.45 | \$ 2,927.93 | \$ 4,023.15 | \$ 4,178.50 | \$ 4,213.68 | \$ 4,905.02 | \$ 691.35 | 16% | \$<br>4,941.63 | \$<br>36.61 |

| 1059700                         |           |             |                 |             |             |             |             |       |       |                  | T  |           |             |
|---------------------------------|-----------|-------------|-----------------|-------------|-------------|-------------|-------------|-------|-------|------------------|----|-----------|-------------|
| Assessment Value                | Land      |             | 69 <i>,</i> 040 | 72,790      | 78,670      | 91,990      | 121,230     |       |       |                  |    | 121,230   |             |
|                                 | Building_ |             | 267,660         | 273,170     | 286,650     | 393,200     | 420,820     |       |       |                  |    | 420,820   |             |
|                                 | Total     | 333,620     | 336,700         | 345,960     | 365,320     | 485,190     | 542,050     |       |       |                  |    | 542,050   |             |
| Sold September 2022             |           |             |                 | 495,000     |             |             |             |       |       |                  |    |           |             |
| Residential Rate                |           | 0.00751152  | 0.0076415       | 0.0076415   | 0.0077943   | 0.0071466   | 0.0071466   |       |       |                  |    | 0.0072181 |             |
| Property Tax - Residential Only |           | 2,505.99    | 2,572.89        | 2,643.65    | 2,847.41    | 3,467.46    | 3,873.81    | \$ 40 | 06.36 |                  |    | 3,912.57  | \$<br>38.76 |
| School Rate                     |           | 0.00250900  | 0.0025600       | 0.0026500   | 0.0021191   | 0.0023115   | 0.0024339   |       |       |                  |    | 0.0024339 |             |
| Property Tax - School Only      |           | 837.05      | 861.95          | 916.79      | 774.15      | 1,121.52    | 1,319.30    | \$ 19 | 97.78 |                  |    | 1,319.30  |             |
| Senior Rate                     |           |             |                 | 0.0001328   | 0.0001195   |             |             |       |       |                  |    |           |             |
| Property Tax - TOTAL            |           | \$ 3,343.05 | \$ 3,434.85     | \$ 3,606.39 | \$ 3,665.22 | \$ 4,588.98 | \$ 5,193.11 | \$ 6  | 04.13 | <mark>13%</mark> | \$ | 5,231.87  | \$<br>38.76 |

| 052711           |          |            |           |           |           |           |           |  |     |           |  |
|------------------|----------|------------|-----------|-----------|-----------|-----------|-----------|--|-----|-----------|--|
| Assessment Value | Land     |            | 78,940    | 111,120   | 121,110   | 135,380   | 143,070   |  |     | 143,070   |  |
|                  | Building |            | 404,630   | 448,040   | 492,500   | 551,860   | 593,180   |  |     | 593,180   |  |
|                  | Total    | 487,420    | 483,570   | 559,160   | 613,610   | 687,240   | 736,250   |  | - [ | 736,250   |  |
| Sold 2020        |          | 500,000    |           |           |           |           |           |  |     |           |  |
| Residential Rate |          | 0.00751152 | 0.0076415 | 0.0076415 | 0.0077943 | 0.0071466 | 0.0071466 |  |     | 0.0072181 |  |

|   |                        |             |                       |                       |                       | 2025                           |   |          |   |                      |                     |                                  |  |  |
|---|------------------------|-------------|-----------------------|-----------------------|-----------------------|--------------------------------|---|----------|---|----------------------|---------------------|----------------------------------|--|--|
| Roll Number<br>(Ranked by 2025 assessment value<br>lowest to highest) | 2020                   | 2021        | 2022                  | 2023                  | 2024                  | 0% Tax Rate Change<br>(Note 1) | Inflation as<br>(with 9.19<br>inflation)<br>Increase<br>School Ra | 6<br>/ % |   | 1% Tax Rate Increase | 1% Increase as a \$ | Reinspection<br>Year<br>(Note 3) |  |  |
| Property Tax - Residential Only                                       | 3,661.27               | 3,695.20    | 4,272.82              | 4,782.66              | 4,911.43              | 5,261.68                       | \$ 350  | .25      |   | 5,314.33             | \$ 52.64            |                                  |  |  |
| School Rate<br>Property Tax - School Only                             | 0.00250900<br>1,222.94 | 0.0025600   | 0.0026500<br>1,481.77 | 0.0021191<br>1,300.30 | 0.0023115<br>1,588.56 | 0.0024339<br>1,791.96          | ł   | .40      |   | 0.0024339            |                     |                                  |  |  |
| Senior Rate   |                        |             | 0.0001328             | 0.0001195             |                       |                                |   |          |   |                      |                     |                                  |  |  |
| Property Tax - TOTAL  | \$ 4,884.20            | \$ 4,933.14 | \$ 5,828.85           | \$ 6,156.29           | \$ 6,499.98           | \$ 7,053.64                    | \$ 553  | .66 9%   | 6 | \$ 7,106.29          | \$ 52.64            |                                  |  |  |

| 1156552                         |           |             |             |             |             |             |             |         |         |                 |                |             |
|---------------------------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|---------|---------|-----------------|----------------|-------------|
| Assessment Value                | Land      |             | 172,500     | 163,170     | 170,000     | 221,390     | 250,260     |         |         |                 | 250,260        |             |
|                                 | Building_ |             | 400,050     | 578,650     | 609,000     | 662,660     | 756,610     |         |         |                 | 756,610        |             |
|                                 | Total     | 581,340     | 572,550     | 741,820     | 779,000     | 884,050     | 1,006,870   |         |         |                 | 1,006,870      |             |
| Sold February 2022              |           |             |             | 845,000     |             |             |             |         |         |                 |                |             |
| Residential Rate                |           | 0.00751152  | 0.0076415   | 0.0076415   | 0.0077943   | 0.0071466   | 0.0071466   |         |         |                 | 0.0072181      |             |
| Property Tax - Residential Only |           | 4,366.75    | 4,375.14    | 5,668.62    | 6,071.76    | 6,317.95    | 7,195.70    | \$ 87   | 7.75    |                 | 7,267.69       | \$<br>71.99 |
|                                 |           |             |             |             |             |             |             |         |         |                 |                |             |
| School Rate                     |           | 0.00250900  | 0.0025600   | 0.0026500   | 0.0021191   | 0.0023115   | 0.0024339   |         |         |                 | 0.0024339      |             |
| Property Tax - School Only      |           | 1,458.58    | 1,465.73    | 1,965.82    | 1,650.78    | 2,043.48    | 2,450.62    | \$ 40   | 7.14    |                 | 2,450.62       |             |
| Senior Rate                     |           |             |             | 0.0001328   | 0.0001195   |             |             |         |         |                 |                |             |
| Property Tax - TOTAL            |           | \$ 5,825.33 | \$ 5,840.87 | \$ 7,732.95 | \$ 7,815.63 | \$ 8,361.43 | \$ 9,646.32 | \$ 1,28 | 1.88 15 | <mark>5%</mark> | \$<br>9,718.31 | \$<br>71.99 |

#### Notes:

Note 1: Uses the 2024 residential tax rate and the 2025 school rate. Using the 2025 property assessment values. This shows the inflation: increase in property taxes based on the assessment value change.

Note 2: 2021 found a pre 2013 garage & added from GIS. No growth from 2024-2025 assessment.

Note 3: Benchmark Assessments confirmed that the houses inspected in 2020 will be the next set being inspected in 2025, for the 2026 Property Taxes.

All other roll numbers there are no new additions or structures, therefore no growth within the assessment values.

2021

|                                       | Tax Rate Bylaw 1216, 2025     |            | Sensitivity Analysis   |            |                            |            |                            |            |                            |            |                            |            |                              |            |  |
|---------------------------------------|-------------------------------|------------|--|------------|----------------------------|------------|----------------------------|------------|----------------------------|------------|----------------------------|------------|------------------------------|------------|--|
|                                       |                               |            | Percent reduction in tax rate is for Residential (MO1) only. Non-Residential rates are kept at the 2024 tax rates. |            |                            |            |                            |            |                            |            |                            |            |                              |            |  |
|                                       | 2025 Assessment Values Used   |            | 2025 Assessment Values Used  |            |                            |            |                            |            |                            |            |                            |            |                              |            |  |
|                                       | Increase 1.00%<br>(All Rates) |            | 0% Tax Rate Change   |            | 1% Reduced Tax Rate Change |            | 3% Reduced Tax Rate Change |            | 5% Reduced Tax Rate Change |            | 7% Reduced Tax Rate Change |            | 9.1% Reduced Tax Rate Change |            |  |
|                                       | Tax Rate                      | Tax Levy   | Tax Rate   | Tax Levy   | Tax Rate                   | Tax Levy   | Tax Rate                   | Tax Levy   | Tax Rate                   | Tax Levy   | Tax Rate                   | Tax Levy   | Tax Rate                     | Tax Levy   |  |
| Muni Residential (MO1)                | 0.0072181                     | 10,261,705 | 0.0071466  | 10,160,239 | 0.0070751                  | 10,060,069 | 0.0069322                  | 9,859,914  | 0.0067893                  | 9,659,814  | 0.0066463                  | 9,459,660  | 0.0064071                    | 9,125,128  |  |
| Muni Non-Resident                     |                               |            |  |            |                            |            |                            |            |                            |            |                            |            |                              |            |  |
| Non -Residential (MO2)                | 0.0137426                     | 1,568,942  | 0.0136065  | 1,553,377  | 0.0136065                  | 1,553,377  | 0.0136065                  | 1,553,377  | 0.0136065                  | 1,553,377  | 0.0136065                  | 1,553,377  | 0.0136065                    | 1,553,377  |  |
| Vacant Non-Residential (MO3)          | 0.0137426                     | 344,590    | 0.0136065  | 341,970    | 0.0136065                  | 341,970    | 0.0136065                  | 341,970    | 0.0136065                  | 341,970    | 0.0136065                  | 341,970    | 0.0136065                    | 341,970    |  |
| Designated Industrial (MO4)           | 0.0183234                     | 1,413,750  | 0.0181420  | 1,399,777  | 0.0181420                  | 1,399,777  | 0.0181420                  | 1,399,777  | 0.0181420                  | 1,399,777  | 0.0181420                  | 1,399,777  | 0.0181420                    | 1,399,777  |  |
| Machinery & Equipment (MO5)           | 0.0183234                     | 3,347      | 0.0181420  | 3,314      | 0.0181420                  | 3,314      | 0.0181420                  | 3,314      | 0.0181420                  | 3,314      | 0.0181420                  | 3,314      | 0.0181420                    | 3,314      |  |
| Total Muni Non-Resident               | -                             | 3,330,629  |  | 3,298,439  |                            | 3,298,438  |                            | 3,298,439  |                            | 3,298,439  | -                          | 3,298,439  |                              | 3,298,439  |  |
| 1 Total Muni                          |                               | 13,592,334 |  | 13,458,677 |                            | 13,358,507 |                            | 13,158,353 |                            | 12,958,253 |                            | 12,758,099 |                              | 12,423,567 |  |
| ASFF                                  |                               |            |  |            |                            |            |                            |            |                            |            |                            |            |                              |            |  |
| Residential - 2025 Rate               | 0.0024339                     |            | 0.0024339  |            | 0.0024339                  |            | 0.0024339                  |            | 0.0024339                  |            | 0.0024339                  |            | 0.0024339                    |            |  |
| Non-Residential - 2025 Rate           | 0.0036733                     |            | 0.0036733  |            | 0.0036733                  |            | 0.0036733                  |            | 0.0036733                  |            | 0.0036733                  |            | 0.0036733                    |            |  |
| 2 GIPOT Shortfall (25%)               |                               | 59,007     |  | 59,007     |                            | 59,007     |                            | 59,007     |                            | 59,007     |                            | 59,007     |                              | 59,007     |  |
| 3 Muni Tax collectable (1-2)          |                               | 13,533,327 |  | 13,399,670 |                            | 13,299,500 |                            | 13,099,346 |                            | 12,899,246 |                            | 12,699,092 |                              | 12,364,560 |  |
| 4 Remainder to Balance Budget         |                               | 12,048,252 |  | 12,048,252 |                            | 12,048,252 |                            | 12,048,252 |                            | 12,048,252 |                            | 12,048,252 |                              | 12,048,252 |  |
| Growth - Additional from budget       |                               |            |  |            |                            | 286,015    |                            | 286,015    |                            | 286,015    |                            | 286,015    |                              | 286,015    |  |
| Excess (Collected minus budget) (3-4) |                               | 1,485,075  |  | 1,351,418  |                            | 965,233    |                            | 765,079    |                            | 564,979    |                            | 364,825    |                              | 30,293     |  |

The Non-residential and desingated industrial are in compliance of the 75% rule for all scenarios.

1% change in residential tax rate results in a change of about \$100,000. 1% change for non-residential tax rates results in a change of about \$30,000.

|  | Tax Rate Bylaw 1216,2025                         |   | 216,2025 Sensitivity Analysis                                     |   |   |  |  |  |   |  |  |   |  |  |
|--|--|---|---|---|---|--|--|--|---|--|--|---|--|--|
|  | Increase 1.00% (All<br>Rates)                    |   | 0% Tax Rate Change<br>(2024 Tax Rates, 2025<br>Assessment Values) |   | Tax Rate - Keep Growth<br>(Adjust Residential Only) |  | Tax Rate - Balance Budget<br>(Adjust Residential Only) |  | Keep Growth - Decrease Non-<br>Residential by 1%, remainder to<br>residential to balance) |  | Balance Budget - Decrease Non-<br>Residential by 1%, remainder to<br>residential to balance) |   |  |  |
|  | Tax Rate   | Tax Levy  | Tax Rate  | Tax Levy  | Tax Rate  | Tax Levy   | Tax Rate   | Tax Levy   | Tax Rate  | Tax Levy   | Tax Rate   | Tax Levy  |  |  |
| Muni Residential (MO1)   | 0.0072181  | 10,261,705  | 0.0071466   | 10,161,512  | 0.0063968   | 9,111,867  | 0.0061956  | 8,830,612  | 0.0064176   | 9,140,952  | 0.0062164  | 8,859,681   |  |  |
| Muni Non-Resident<br>Non -Residential (MO2)<br>Vacant Non-Residential (MO3)<br>Designated Industrial (MO4)<br>Machinery & Equipment (MO5)<br>Muni Non-Resident | 0.0137426<br>0.0137426<br>0.0183234<br>0.0183234 | 1,568,942<br>344,590<br>1,413,750<br>3,347<br>3,330,629 | 0.0136065<br>0.0136065<br>0.0181420<br>0.0181420                  | 1,553,506<br>341,297<br>1,399,777<br>3,314<br>3,297,894 | 0.0136065<br>0.0136065<br>0.0181420<br>0.0181420    | 1,553,506<br>341,297<br>1,399,777<br><u>3,314</u><br>3,297,894 | 0.0136065<br>0.0136065<br>0.0181420<br>0.0181420       | 1,553,506<br>341,297<br>1,399,777<br><u>3,314</u><br>3,297,894 | 0.0134704<br>0.0136065<br>0.0179606<br>0.0179606  | 1,538,070<br>341,297<br>1,385,804<br><u>3,281</u><br>3,268,452 | 0.0134704<br>0.0136065<br>0.0179606<br>0.0179606   | 1,538,070<br>341,297<br>1,385,804<br>3,281<br>3,268,452 |  |  |
| 1 Total Muni   |  | 13,592,334  |   | 13,459,406  |   | 12,409,761   |  | 12,128,506   |   | 12,409,404   |  | 12,128,133  |  |  |
| ASFF<br>Residential - 2025 Rate<br>Non-Residential - 2025 Rate   | 0.0024339<br>0.0036733                           |   | 0.0023115<br>0.0036541  |   | 0.0024339<br>0.0036733                              |  | 0.0024339<br>0.0036733                                 |  | 0.0024339<br>0.0036733  |  | 0.0024339<br>0.0036733   |   |  |  |
| 2 GIPOT Shortfall (25%)  |  | 59,007  |   | 59,007  |   | 59,007   |  | 59,007   |   | 59,007   |  | 59,007  |  |  |
| Muni Tax collectable (1-2)   |  | 13,533,327  |   | 13,400,399  |   | 12,350,754   |  | 12,069,499   |   | 12,350,397   |  | 12,069,126  |  |  |
| Remainder to Balance Budget  |  | 12,048,252  |   | 12,048,252  |   | 12,048,252   |  | 12,048,252   |   | 12,048,252   |  | 12,048,252  |  |  |
| Growth   |  | -   |   | -   |   | 286,015  |  | -  |   | 286,015  |  | -   |  |  |
| Excess (Collected minus budget)  |  | 1,485,075   |   | 1,352,147   |   | 16,487   |  | 21,247   |   | 16,130   |  | 20,874  |  |  |

The Non-residential and desingated industrial are in compliance of the 75% rule for all scenarios.



Council has requested that Administration provide residents with information pertaining to the 2025 Property Taxes. See the following three schedules for information.

**Schedule A:** This schedule shows a breakdown of some of the financial implications and challenges that have an impact on the 2025 Budget.

| CHALLENGES IN FORMING THE 2025 BUDGET                        |                      |  |  |  |  |  |  |  |
|--|----------------------|--|--|--|--|--|--|--|
| Item   | Cost Implication     |  |  |  |  |  |  |  |
| 2025 Initiatives (27) Funded from Reserves                   | \$974,500            |  |  |  |  |  |  |  |
| Tariffs  | \$401,000 (Estimate) |  |  |  |  |  |  |  |
| 2025 Increase in Debt Costs (Principal & Interest)           | \$356,000            |  |  |  |  |  |  |  |
| Salaries, wages, and benefits                                | \$345,000            |  |  |  |  |  |  |  |
| ORRSC (Oldman River Regional Services Commission) Membership | \$55,000             |  |  |  |  |  |  |  |
| Alberta School Foundation Fund (ASFF) Education Property Tax | \$646,000            |  |  |  |  |  |  |  |

**Schedule B:** This memo provides an overview of the residential tax rates over the past eight years as compared to Provincial inflation rates.

| RESIDENTIAL       |                        |                                  |                 |                                    |  |  |  |  |  |
|-------------------|------------------------|----------------------------------|-----------------|------------------------------------|--|--|--|--|--|
| Year              | Municipal<br>Mill Rate | Mill Rate<br>Increase/(Decrease) | Total Mill Rate | Provincial Inflation Rate<br>(CPI) |  |  |  |  |  |
| 2018              | 7.23567                | 1.5%                             | 9.85394         | 2.0%                               |  |  |  |  |  |
| 2019              | 7.43715                | 0.5%                             | 10.12745        | 1.6%                               |  |  |  |  |  |
| 2020              | 7.51152                | 1.0%                             | 10.02052        | 1.9%                               |  |  |  |  |  |
| 2021              | 7.6415                 | 1.73%                            | 10.2015         | 1.6%                               |  |  |  |  |  |
| 2022              | 7.6415                 | 0.0%                             | 10.4243         | 6.0%                               |  |  |  |  |  |
| 2023              | 7.7943                 | 2.0%                             | 10.0329         | 3.0%                               |  |  |  |  |  |
| 2024              | 7.1466                 | (8.3%)                           | 9.4581          | 2.9%                               |  |  |  |  |  |
| <mark>2025</mark> | <mark>Unknown</mark>   |                                  |                 | 2.6% (Feb 2024 to Feb 2025)        |  |  |  |  |  |
| Average           |                        | <mark>(0.22%)</mark>             |                 | 2.7%                               |  |  |  |  |  |

Highlighted amounts will be updated based on the Property Tax Bylaw.



**Schedule C:** This schedule describes the Provincial 2025 *Education Property Tax*.

## What is the Education Property Tax?

All municipalities collect an equitable share of the provincial education property tax in proportion to their total taxable property assessments, which are equalized across the province.

Municipalities collect the education property tax from ratepayers and then forward it to the province for deposit into the ASFF (Alberta School Foundation Fund).

## Where does the Education Property Tax go?

The money collected from the education property tax goes to fund Albertans' priorities in education. The education property tax is pooled into the ASFF and then distributed among Alberta's public and separate school boards on an equal per-student basis.

## Does everyone pay the Education Property Tax?

All property owners pay the education property tax (with some exceptions, such as some non-profit organizations and seniors' lodge facilities). People who rent or lease property may also contribute indirectly through their monthly rent or lease payments. As the education system benefits all Albertans, people without children in school also pay the education property tax.

Every Albertan benefits from a quality education system. The education property tax supports an education system that is producing the workforce of tomorrow

## What does this mean for the Municipality of Crowsnest Pass residents?

- The Provincial *Education Property Tax* makes up approximately 25% of your residential property taxes.
- Municipality of Crowsnest Pass total education requisition increased by **18.5%** from 2024 to 2025.
- Education property tax will be calculated at a rate of \$2.72 per \$1,000 of total residential/farmland equalized assessment value. The non-residential rate will be set at \$4.00 per \$1,000 of equalized assessment value.

For further information related to the Provincial *Education Property Tax*, please visit: https://www.alberta.ca/education-property-tax



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.c

**Subject:** Bylaw 1217, 2025 - Land Use Bylaw Amendment - Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village (CSV) to Recreation and Open Space (RO-1) - Second and Third Reading

Recommendation: That Council gives second and third readings of Bylaw 1217, 2025.

#### **Executive Summary:**

Bylaw 1217, 2025 proposes to redesignate land from Comprehensive Ski Village CSV to Recreation and Open Space RO-1, for the purpose of designating the lands as Municipal Reserve under Bylaw 1219, 2025 (elsewhere on this Council Agenda).

#### **Relevant Council Direction, Policy or Bylaws:**

Section 692, Planning Bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)

Land Use Bylaw No. 1165-2023

#### **Discussion:**

The parcel is owned by the Municipality. In a previous housekeeping land use bylaw amendment (Bylaw 1130, 2022) where land was redesignated from CSV to RO-1 in the Ski-hill area and the Southmore subdivision, this parcel was overlooked for redesignation. This was brought to the attention of Administration and the correction is being made under Bylaw 1217, 2025 and Bylaw 1219, 2025.

At the time of the Southmore Subdivision, the subject parcel was dedicated as "open space" to accommodate the Municipal Southmore water pump house and drainage infrastructure. The remainder of the parcel is a narrow green space that lies between the High Pressure Gas Line (TC Energy) and a one-way sub-standard public road intended as an egress only road.

Bylaw 1217, 2025 is associated with Bylaw 1219, 2025 (elsewhere on this Council Agenda) to designate the subject property as "Municipal Reserve". A public hearing is not required for Bylaw 1219, 2025, but

since Bylaw 1217, 2025 is a land use bylaw amendment that does require a public hearing, the two bylaws ran concurrently with first reading and are being brought back to Council on the same date for consideration of second and third readings.

#### Analysis of Alternatives:

- 1. Following the Public Hearing, Council may consider second and third readings of Bylaw 1217, 2025, as is recommended.
- 2. If additional information is required by Council and/or amendments to the Bylaws are proposed by Council prior to second reading, Council may postpone second reading of Bylaw 1217, 2025 and provide direction to Administration.
- 3. Council may defeat Bylaw 1217, 2025.

#### **Financial Impacts:**

N/A

#### Attachments:

FORMATTED Bylaw 1217, 2025.docx Bylaw 1217, 2025 Schedule A.pdf Bylaw 1217, 2025 - Schedule A with 2021 Aerial Photo.pdf

#### MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1217, 2025 LAND USE BYLAW AMENDMENT – Redesignate Lot 49, Block 1, Plan 081 2254

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to amend Bylaw No. 1165, 2023, being the municipal Land Use Bylaw.

**WHEREAS** the Council of the Municipality of Crowsnest Pass wishes to redesignate the lands legally described as Lot 49, Block 1, Plan 081 2254, containing  $\pm 0.45$  ha (1.11 acres), from "Comprehensive Ski Village – CSV" to "Recreation and Open Space – RO-1", as shown on Schedule 'A' attached hereto and forming part of this bylaw.

**AND WHEREAS** the purpose of the proposed amendment is to provide for the opportunity to use the lands in accordance with the provisions of the "Recreation and Open Space – RO-1" district.

**AND WHEREAS** the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following amendments:

- The Land Use District Map be amended to redesignate the lands legally described as Lot 49, Block 1, Plan 081 2254, containing ±0.45 ha (1.11 acres), from "Comprehensive Ski Village – CSV" to "Recreation and Open Space – RO-1", as shown on Schedule 'A' attached hereto and forming part of this bylaw.
- 2. Bylaw No. 1165, 2023, being the Land Use Bylaw, is hereby amended.
- 3. This bylaw comes into effect upon third and final reading hereof.

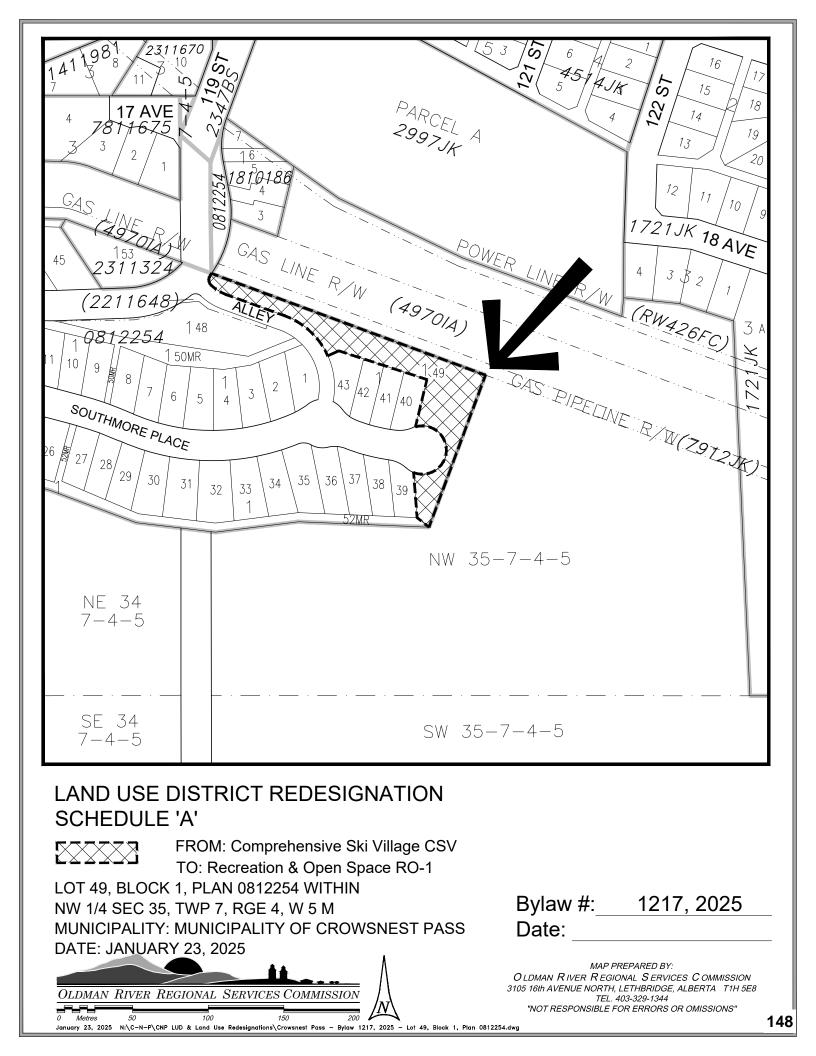
READ a **first** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer





| LAND USE DISTRICT REDESIGNATION  | Aerial Photo Date: May 19, 2021              |   | 021 |
|--|--|---|-----|
| SCHEDULE 'A'   |  |   |     |
| FROM: Comprehensive Ski Village CSV<br>TO: Recreation & Open Space RO-1  |  |   |     |
| LOT 49, BLOCK 1, PLAN 0812254 WITHIN   |  |   |     |
| NW 1/4 SEC 35, TWP 7, RGE 4, W 5 M   | Bylaw #:                                     | 1217, 2025  |     |
| MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS   | Date:  |   |     |
| DATE: JANUARY 23, 2025   |  |   |     |
| OLDMAN RIVER REGIONAL SERVICES COMMISSION  | OLDMAN RIVER REGI<br>3105 16th AVENUE NORTH, | REPARED BY:<br>ONAL SERVICES COMMISSION<br>LETHBIDGE, ALBERTA T1H 5E8 |     |
| 0 Metres 50 100 150 200  | "NOT RESPONSIBLE F                           | 403-329-1344<br>FOR ERRORS OR OMISSIONS"                              | 149 |
| January 23, 2025 N:\C-N-P\CNP LUD & Land Use Redesignations\Crowsnest Pass - Bylaw 1217, 2025 - Lot 49, Block 1, Plan 0812 | 2254.awg                                     |   |     |

#### 149



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.d

**Subject:** Bylaw 1219, 2025 - Municipal Reserve Designation Bylaw - designate Lot 49, Block 1, Plan 081 2254 as "Municipal Reserve" - Second and Third Reading

Recommendation: That Council gives second and third readings of Bylaw 1219, 2025.

#### **Executive Summary:**

Bylaw 1219, 2025 proposes to designate the subject property (Municipally-owned) in the Southmore subdivision as "Municipal Reserve".

#### **Relevant Council Direction, Policy or Bylaws:**

Section 665, Designation of Municipal Land, Municipal Government Act, RSA 2000, c M-26. (MGA)

#### Discussion:

Council gave first reading of Bylaw 1219, 2025 on March 11, 2025. This type of bylaw does not require a public hearing. Although a public hearing is not required for Bylaw 1219, 2025, Bylaw 1217, 2025 (elsewhere on this Council Agenda) is a land use bylaw amendment to redesignate the subject parcel from Comprehensive Ski Village CSV to Recreation and Open Space RO-1. Bylaw 1217, 2025 and Bylaw 1219, 2025 ran concurrently with first reading and are being brought back to Council on the same date for second and third readings. Bylaw 1217, 2025 will have a public hearing prior to second and third readings.

The parcel is owned by the Municipality. In a previous housekeeping land use bylaw amendment (Bylaw 1130, 2022) where land was redesignated from CSV to RO-1 in the Ski-hill area and the Southmore subdivision, this parcel was overlooked for redesignation. This was brought to the attention of Administration and the correction is being made under Bylaw 1217, 2025 and Bylaw 1219, 2025.

At the time of the Southmore Subdivision, the subject parcel was dedicated as "open space" to accommodate the municipal Southmore water pump house and drainage infrastructure. The remainder of the parcel is a narrow green space that lies between the High Pressure Gas Line (TC

Energy) and a one-way sub-standard public road intended as an emergency access/egress.

#### Analysis of Alternatives:

- 1. That Council consider second and third Readings of Bylaw 1219, 2025, as is recommended.
- 2. If additional information is required by Council and/or amendments to the Bylaw are proposed by Council prior to second reading, Council may postpone second reading of Bylaw 1219, 2025 and provide direction to Administration.
- 3. Council may defeat Bylaw 1219, 2025.

**Financial Impacts:** 

N/A

#### Attachments:

Bylaw 1219, 2025 - MR designation.docx Bylaw 1219, 2025 -Schedule A.pdf

#### MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1219, 2025 A BYLAW TO DESIGNATE CERTAIN LANDS AS MUNICIPAL RESERVE

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta for the purpose of designating a parcel of Municipally-owned land as Municipal Reserve.

**WHEREAS** section 665 of the Municipal Government Act, RSA 2000, c. M-26, as amended, authorizes Council to designate, by bylaw, a parcel of land that the Municipality owns, as Municipal Reserve; and

**WHEREAS** the Council of the Municipality of Crowsnest Pass has determined that it is prudent to designate Lot 49, Block 1, Plan 0812254 as Municipal Reserve, as shown in Schedule "A" attached hereto and forming part of this bylaw.

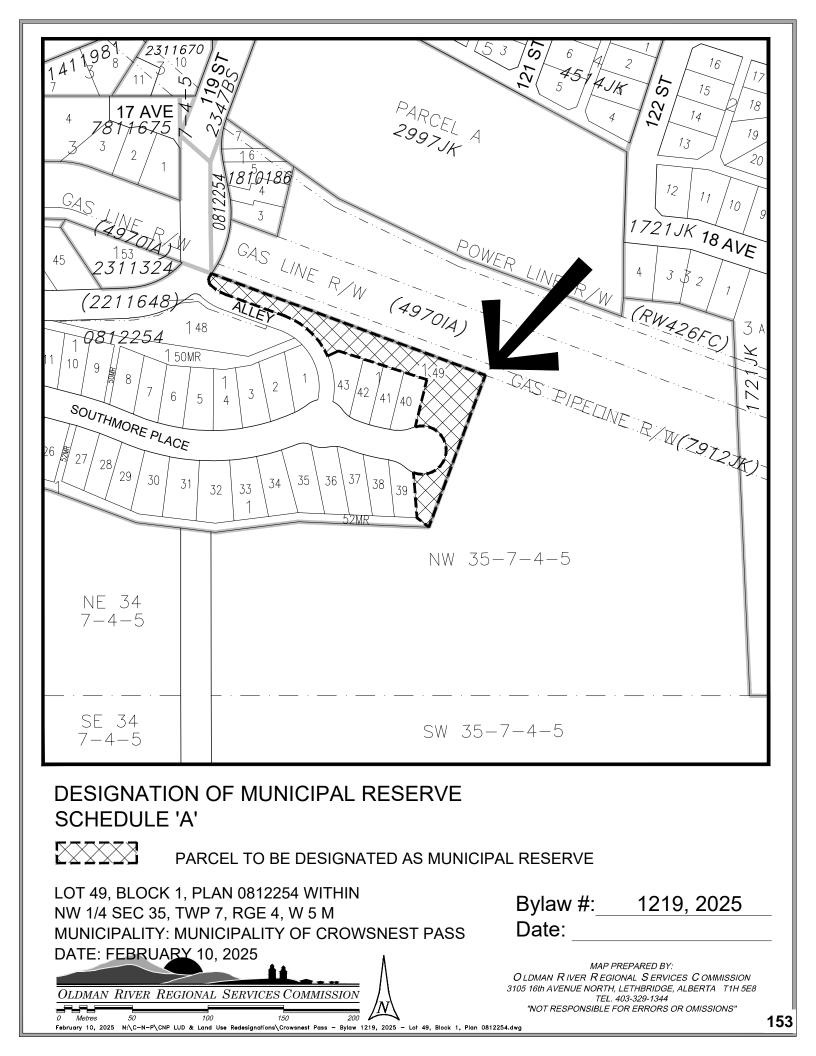
**NOW THEREFORE**, be it resolved that the Council of Municipality of Crowsnest Pass, enacts as follows:

- The lands legally described as Lot 49, Block 1, Plan 0812254, within the NE¼ 34-7-4-W5M, containing ±0.45 ha (1.11 acres), excepting thereout all mines and minerals, is hereby designated as Municipal Reserve, as shown on Schedule 'A' attached hereto and forming part of this bylaw.
- 2. This bylaw comes into effect upon third and final reading hereof.

| READ a <b>first</b> time in council this    | _ day of | 2025. |       |
|---|----------|-------|-------|
| READ a <b>second</b> time in council this   | day of   | 2025. |       |
| READ a third and final time in council this | day of   |       | 2025. |

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer





#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.e

**Subject:** Bylaw 1221, 2025 - Redesignate the lands legally described as: a portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3"; and Lot 35, Block 2, Plan 831 1587, containing 0.38 ha (0.9 acres), from "Non-Urban Area – NUA-1" to "High Density Residential – R3" and; Lot 15, Block 7, Plan 111 2697, containing ±2.19 ha (5.4 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3" - Second and Third Reading

**Recommendation:** That Council gives second and third readings of Bylaw 1221, 2025.

#### **Executive Summary:**

Bylaw 1221, 2025 proposes to redesignate the said lands for the purpose of allowing the landowner / applicant to apply for development permits, to develop "Apartment Building not exceeding 3 storeys or 14.0m (45.9 ft)", which is a permitted use in the R-3 district.

All three sites (Coleman and two in Bellevue) lend themselves well to this type of development and are supported by several principles within the Municipal Development Plan and the Land Use Bylaw. The developer is required to obtain historic resource clearance for all three sites, as almost all properties within the community have been assigned some level of Historic Resource Value under the Historical Resources Act. An OPaC application was conditionally approved by the Minister of Arts, Culture and Status of Women for the Bellevue property. A field investigation is underway on the Bellevue site.

The Bellevue site (two properties) is within an urban growth node identified in the Municipal Development Plan (MDP), it's development would increase residential density towards the required targets in the MDP, it does not have a significant impact on utilities or roadways, and it is in close proximity to community facilities.

A report is attached on the infrastructure upgrades needed in South Bellevue. These upgrades are needed regardless if this development proceeds or not. This report has also been added as a separate agenda item so additional discussion can occur specific to this topic.

#### **Relevant Council Direction, Policy or Bylaws:**

Bylaw 1221, 2025 received first reading on February 11, 2025. A notice of the public hearing was mailed to landowners in the neighbourhood of 222<sup>nd</sup> Street, 221<sup>st</sup> Street, and 214<sup>th</sup> Street. The notice of public hearing was advertised in the Pass Herald on February 19<sup>th</sup> and 26<sup>th</sup>, 2025 as well as posted on the Municipal Website, Social Media and the Municipal Mobile App.

A Public Hearing was held on March 11, 2025, with a motion to defer second and third reading "for two weeks" and have Administration come back with firm costs on all of the infrastructure upgrades on the water lines, including the north loop and all of the sewer line upgrades needed to give Council a better understanding on how we plan on facilitating payment for them.

The applicant has a conditional purchase offer with the Municipality to acquire these lands at the current assessed market value. These lots were assessed as vacant unserviced residential lots.

Section 692, Planning bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)

Municipal Development Plan No. 1059, 2020

Land Use Bylaw No. 1165, 2023

#### **Discussion:**

Bylaw 1221, 2025 proposes to redesignate the subject lands to facilitate three proposed developments that are intended to address the rental and attainable housing shortage in the community by providing apartment style rental units. The applicant proposes three locations (three titled areas) in the Crowsnest Pass; two in Bellevue and one in Coleman.

#### **Bellevue Parcels:**

The 1.89 acre and 0.95 acre parcels as shown on **Schedule A** are located southeast of the MDM Community Centre. A closed road parcel (Bylaw 342,1994) separates the two subject properties. It connects 214th street and 30 Ave. It is required for access as well as utilities such as water, wastewater, electricity, gas, and telecommunications. This parcel would be re-registered as a road allowance as part of this development.

#### Growth Node

In 2020 significant public consultation was undertaken in the preparation of the MDP. The properties are identified in the 2021 Municipal Development Plan (MDP) Bylaw 1059, 2020 as a future growth node (page 53 - 55, par. 1.7.3 and the associated Map 5). Section 2 of the MDP speaks to expanding the housing options through encouraging a range of diverse and attainable, quality housing options, including multi-unit buildings that require less maintenance than single family homes. Without available options to expand into the natural areas that surround the community, the MDP identifies specific growth nodes for infill development, sets a target housing density, and requires a mix of housing types for new residential development. These growth nodes within and adjacent to existing urban areas are intended for a range of housing forms, including smaller houses, duplexes, multi-unit residential buildings (row houses and town houses), and apartments, that can accommodate the growing population in the needed market segment of rental units and unique housing forms.

#### <u>Density</u>

As part of the 1983 subdivisions of the lands to the east and west, there was a large multi-family lot identified to the north that encompassed approximately 3.2 acres. This lot was not developed as part of the original subdivision plan and was later subdivided in a different configuration as part of a 2007 subdivision, however this shows the intent that a higher density development within the area was conceptualized as far back as 1980. With looking at the immediate area surrounding these sites, there is approximately 30.7 acres with 8.9 acres utilized for roadways and 1.4 acres for green space. This results in a net developable area of 20.4 acres. There is currently 76 housing units developed and 26 lots available for additional single family homes. This results in an existing density of approximately 5.0 units per acre. Adding the 108 apartment units in the proposed development on the two subject parcels, the density of the area would increase to 10.3 units per acre, which is still below the target density of 12.0 units per acre as established in the MDP. As part of the proposed growth nodes, the MDM lands and the Ewashen lands could have an additional 20 acres of developable lands. These lands would have the potential for an additional 240 to 275 units in the area.

#### **Utilities**

The Municipality undertook to investigate the infrastructure in the neighbourhood in order to update the Infrastructure Master Plan by including the infrastructure required for the proposed development along with including / updating the infrastructure projects completed last year. The information then allows modelling to be done to show how the system would perform. From the investigation, it was determined that the majority of South Bellevue water and sewer was upgraded in the 2010's, except for 222<sup>nd</sup> Street, 224<sup>th</sup> Street and 30<sup>th</sup> Avenue.

With the recent infrastructure upgrades, and the addition of infrastructure required to service the proposed development, the model shows that for existing conditions, sufficient water service pressure would be supplied under peak hour demand flow conditions, and there would be minimal to no pressure reduction as a result of including the proposed development. The recent upgrades significantly improved the fire flows throughout Bellevue, however there remains some areas with below ideal fire flows, which will not be increased until some additional watermain looping to the north is completed. The addition of the proposed development would slightly decrease the fire flows, however the section of watermain that would be added to service the proposed development would help improve the fire flows once the watermain looping is completed. The fire flow levels are adequate for normal residential development, however it may be substandard for some types of apartment facilities and this will be determined during design of what is needed for fire flows in the area. As the developer proceeds into design stage, their engineer will need to determine the exact fire flow requirements to be able to determine what, if any, upgrades are needed specific to this development. Given the existing substandard fire flows in the area, the looping project to the north is strongly being considered at this time.

The model also shows that there are two sections of the sewer system that are over capacity currently during wet weather flow conditions. These are a portion of 224<sup>th</sup> street between 29<sup>th</sup> and 30<sup>th</sup> Avenue; and the downstream portion of the collection system beyond 27<sup>th</sup> Avenue and 226<sup>th</sup> Street. Given the amount over capacity, likely the 1983 subdivision shouldn't have been allowed without first addressing these substandard pipes. With the addition of the proposed development, there would be sufficient capacity in all other pipes beyond the ones that already have capacity issues. A preliminary analysis was also done for the future growth lands, and most pipes should have sufficient capacity other than potentially a section of 214<sup>th</sup> Street. Given the existing capacity issues and risk of

surcharging in wet weather conditions, these project are strongly being considered at this time.

#### Traffic Volume

Traffic volumes will increase on 222<sup>nd</sup> Street and 27<sup>th</sup> Avenue, as this will be the most direct route in and out. Volumes along the east end of 214<sup>th</sup> Street, east end of 222<sup>nd</sup> Street and 31<sup>st</sup> Avenue will likely decrease, as residents in Mohawk Meadows will likely choose to use the new 30<sup>th</sup> Avenue connection. With saying that, the volume of traffic being proposed will not be beyond what the road network will be able to handle. The one area of concern that was recently brought up was the MDM entrance. Currently the MDM entrance is controlled by a yield sign. While no accidents have been reported at this location, it will be monitored and can be upgraded to a stop sign if required. Additionally, the MDM entrance road will be reviewed in the future when the MDM lands are being considered for development.

#### Proximity to Community Facilities

The parcels are located near the MDM community center, which has numerous programs along with the French immersion school. There is also a playground located at the MDM, that the Municipality is upgrading in 2025. Just to the east is the Bellevue Fire Hall, resulting in very quick engine response times. These proximity considerations were part of the reasons why this area was identified as a growth node in the 2021 MDP.

#### Historic Resource Designation

A Restrictive Covenant is registered on the title of the subject lands under the Historic Resources Act. The applicant has made an OPaC (Online Permitting and Clearance) application related to the Restrictive Covenant and Historic Resource Value. The HRV 4a identifies that the area contains an archaeological historic resource that may require avoidance or assessment. In 1980 and 1999, adjacent lands that are in the same HRV category received clearance and were developed (e.g. the subdivision on the 221<sup>st</sup> Street cul-de-sac that is adjacent to the subject lands, as well as the Mohawk subdivision along 214<sup>th</sup> Street and 29<sup>th</sup> Avenue). The east subject parcel for the proposed development was part of the 1980 clearance letter and therefore would not be subject to additional clearance requirements. For the west subject parcel, it could be reasonably expected that the subject lands can receive development clearance, provided that the required investigations are completed and approved by the provincial agencies. A consultant has already been hired by the developer and will be completing the required field investigations once ground frost has thawed. This investigation is now underway.

#### <u>Site Concept</u>

A conceptual site plan (revised) and a conceptual elevation rendering of the proposed development are attached for the two Bellevue properties. The site plan shows that this type of development meets the minimum standards of the Land Use Bylaw for the R-3 district, other than parking stalls for the east site. The buildings are 41 feet at the front and 30 feet at the rear.

One of the conditions of development approval would be compliance with the Historic Resources Act. Other conditions could include matters to address transportation, landscaping, development of public amenities on the adjacent Municipally-owned MR parcel, and other site design considerations for an infill development in a mature neighbourhood, and/or for multi-family housing in a manner that is consistent with the relevant MDP policies (see summary further below).

#### **Coleman Parcel:**

The 5.4 acre parcel as shown in Schedule B is east of the existing Manufactured Home Community in West Coleman. A Phase II Environmental Site Assessment dated July 28, 2008, for the Municipality of Crowsnest Pass recommends that residential development on this property must include an air exchange system in the crawl space of each unit or, alternately a vapour barrier beneath each residential foundation. A conceptual site plan was not received for this parcel yet, as the developer is still evaluating a layout, however they have indicated the intention for high density housing. There are water and wastewater mains in close proximity, so servicing is possible and will be evaluated further once a concept plan is completed. Given the proximity to Highway 3, there will only be increase traffic volumes on 64th Street.

#### **Considerations for Both Sites**

#### Existing Housing Types

Within the 2019 CARES report, it identified that there are limited housing options for employees and residents. As of 2023, the Municipality has 4011 dwellings. According to the 2021 Census, 84% of homes within the community are single family homes. According to the 2024 GOA Apartment Vacancy and Rental Cost Survey, the Municipality has 61 rental units within the community. At the time of the survey, there were 3 vacant units; 1 walk-up and 2 commercial store-top. The vacancy rates have decreased between 2023 to 2024 from 6.4% to 4.9%.

#### Addressing Affordable Housing

An article by PACD Homes from June 24, 2024 speaks to how multi-plex buildings have a role in addressing affordable housing in Canada. This article is attached for information.

#### Assessment

While the Municipal assessor does not have a crystal ball, it is unlikely that this development will have a negative impact on the property values surrounding it. Generally speaking, more people within the community will stimulate more economy, which will drive the market up further. Additionally, view is not something that is directly factored into assessment, especially in our community, as we have scenic views in all directions. Some may be from windows, some from yards, some from roads, however generally, purchasers are awe struck by the views, and do not directly know what views may have existed previously, therefore it does not usually affect sale prices.

#### Summary of MDP Policies Relevant to Housing (Chapter 4 Goals and Policies, Section 2 Expanding Our Housing Options):

- "The Municipality of Crowsnest Pass is home to a diverse population and with economic changes on the horizon the municipality is poised to attract new residents. Historically, housing within Crowsnest Pass was made up of modest, smaller homes accommodating mining families. Today the majority of housing in the municipality is still single detached dwellings. To support existing residents and a growing population, the future of housing in the Municipality will include a range of affordable, innovative residential choices".
- "The unique geography and dramatic topography of Crowsnest Pass offers tourism opportunities and lifestyle advantages to residents of the Municipality, but these factors also limit the available locations for future residential development. Top protect wildland areas, and take advantage of natural connections to infrastructure, residential growth shall be directed to

key nodes adjacent to existing urban sites. To accommodate increases in population without expanding into natural areas, the Municipality has set a target housing density and requires a mix of housing types for new residential development".

• "The approach to housing in the Municipality is closely aligned with the emphasis provided in the South Saskatchewan Regional Plan on making efficient use of existing infrastructure and providing a range of innovative housing designs and densities within communities. Focused, more intensive residential development in Crowsnest Pass provides choice to residents and supports increased population to bolster local economic growth and support a vibrant social life".

#### 2.1 New Residential Development

 Policy 2.1.4 Infill development - "Residential infill development <u>shall be promoted throughout</u> <u>the community"</u>. "Infill development <u>shall</u> be designed to .... <u>respect mature neighbourhoods</u> by being compatible ... to existing dwellings in the neighbourhood, while bearing in mind modern day housing trends."

#### 2.2 Multi-Unit Residential Design Standards

- Policy 2.2.1 Impact on Adjacent Development "Multi-unit residential buildings shall be introduced into neighbourhoods thoughtfully and with high quality design to ensure compatibility with existing development. Buildings and sites shall be designed in a manner that ensures adjacent residential development has privacy and access to sunlight, which could include thoughtful window placement, articulation of the facade, and <u>stepping down the height</u> <u>of a building that is adjacent to lower density residential development</u>."
- Policy 2.2.3 Access to Outdoor Amenity Space "... multi-unit residential developments shall ... where possible be located *adjacent to or in close proximity to parks or open space*."
- Policy 2.2.5 Seniors Housing "The Municipality recognizes the <u>need for housing options that</u> <u>accommodate seniors</u>, ... including <u>multi-unit buildings that require less maintenance</u> than single family homes ...".

#### 2.3 Considerations for Residential Development

- Policy 2.3.1 Inclusionary Housing "Findings from the Crowsnest Pass Health Data and Summary (2017) revealed <u>a need to develop housing strategies geared toward low-income families</u> .... the <u>Municipality should seek to support inclusionary housing</u> by requiring that developers of new housing development provide a certain percentage of units as affordable housing ...".
- Policy 2.3.3 Innovative Housing "The Municipality recognizes that <u>housing trends are</u> <u>continually shifting</u> and that to provide an affordable range of housing options, <u>innovative</u> <u>housing ideas should be considered and implemented where possible</u>. <u>Alternative housing forms</u> <u>should be incorporated into communities where appropriate</u>, such as cluster housing, tiny homes, and mixed-use buildings".

## Land Use Bylaw No. 1165, 2023 Land Use District High Density Residential R-3 Maximum Height Standards:

- An Apartment Building not exceeding 3 storeys is a permitted use with a maximum height of 14.0m (45.9ft).
- A Multi-Unit Residential Building (three or more attached Dwelling units, each with its own exterior access) is a discretionary use with a maximum height of 12.0m (40ft) for a 3-story building or 10.0m (32.8ft) maximum height for a 2-story building, which for comparison is the

same height standard as the standard for a Single-Detached Dwelling.

#### Land Use Bylaw Standards

By adopting a Land Use Bylaw with standards specifically applicable to multi-unit residential buildings, apartment buildings, and as infill development in mature neighbourhoods, Council delegated to the Development Authority to mandate to review and either refuse or approve with conditions, these types of developments.

#### Schedule 4 – Standards of Development

#### 12. INFILL DEVELOPMENT IN MATURE NEIGHBOURHOODS

12.1 "....... <u>An application for redevelopment or infill in a mature neighbourhood shall be consistent</u> with the Municipal Development Plan policies."

12.2 "The Development Authority <u>shall require</u> that a development permit application for <u>infill</u> <u>development in a mature neighbourhood</u> or area of historic significance <u>is compatible with existing</u> <u>mature development</u>, with regard to <u>building height</u>, <u>mass and style</u>, <u>yard setbacks</u>, roof slopes, slopeadaptive building and site design considerations, <u>density</u>, and other standards as may be deemed applicable. The <u>Development Authority may impose development permit conditions to ensure that an</u> <u>infill development complies with this standard</u>."

#### 13. LANDSCAPING AND SCREENING

13.1 "The Development Authority <u>shall impose development permit conditions for</u> commercial, industrial, "Tourism Accommodation", <u>multi-unit residential and apartment development</u>, and bareland condominium development for a permitted or discretionary use <u>relative to improving the aesthetic appearance of a development</u>, including by the requirement of <u>landscaping</u> (with a requirement to use xeriscaping and/or recommended drought-tolerant vegetation and/or drip-irrigation), screening and/or buffering, when such requirements could serve <u>to improve the quality and/or compatibility of the proposed development</u>, reduce water consumption for yard care, and/or to bring the development into compliance with the standards set out in this Bylaw."

#### 22. QUALITY AND DESIGN OF DEVELOPMENT

22.1 "In addition to the standards established in this Bylaw, the Development Authority may require additional standards as a condition of a development permit, in order to improve the quality of any proposed development such as, but not limited to, hard-surfaced parking areas, exterior finishes to buildings, landscaping, yard setbacks, slope-adaptive building and site design considerations, and the

impact on existing development in mature neighbourhoods or areas of historic significance."

22.2 "Development shall comply with the following standards:

(b) The Development Authority <u>may regulate the exterior finish of buildings</u> or signs <u>to improve the</u> <u>quality of any proposed development within any land use district</u>."

#### Schedule 5 - STANDARDS FOR APARTMENT, MULTI-UNIT RESIDENTIAL AND MIXED-USE BUILDINGS

#### 3. MAXIMUM DENSITY

3.1 "The <u>maximum density for Apartments, Multi-Unit Residential</u> and Mixed-Use Buildings contemplated in this Schedule <u>shall be determined by the Development Authority</u> on a case by case basis <u>with regard for the criteria in Administrative Section 13</u>, the slope-adaptive building and site design considerations in Schedule 4, <u>and the impact on adjacent development</u>, parking requirements, the provision of outdoor amenity space, architectural interest at the pedestrian scale and access to existing and planned trails <u>as per the policies in Section 2.2 of the Municipal Development Plan</u> (i.e. Multi-unit Residential Design Standards on page 62 in the MDP)."

#### **Process**

If Council approved the redesignation of these parcels, the applicant would be required to make subdivision and/or development permit applications. The review and processing of those applications would identify matters that need to be resolved to facilitate the proposed developments, such as water and wastewater servicing, stormwater management, road construction, landscaping, and other items that may be identified during the review.

In the 2023 land use bylaw <u>Council delegated to the Development Authority</u> the mandate to consider and impose conditions on a development permit for an infill development in a mature neighbourhood, and/or for multi-family housing <u>in a manner that is consistent with the relevant MDP policies</u> (Land Use Bylaw Schedule 4 Standards of Development, sections 12.2, 13.1, 22.1, and 22.2, and Schedule 5 Standards for Apartment, Multi-unit Residential, and Mixed-use Buildings).

The proposed development of "Apartment Building not exceeding 3 storeys or 14.0m (45.9 ft)" is a permitted use in the R-3 district in the Land Use Bylaw. Adjacent landowners have the right to appeal a development permit for a permitted use if one or more development standards established in the land use bylaw were varied with the development permit approval however, the appeal would be limited to the variances only, and not the use itself.

#### Analysis of Alternatives:

 Following the Public Hearing, Council may consider second and third readings of Bylaw 1221, 2025. In view of the pressing need for housing development not only in the Crowsnest Pass but in the province and the country, and based on the 2021 Municipal Development Plan (MDP) policies relative to housing needs and the fact that the subject lands are a pre-identified growth node in the MDP, which received significant public consultation during its preparation, and the provisions in the 2023 Land Use Bylaw regarding infill development in a mature neighbourhood and regarding multi-family housing in a manner that is consistent with the relevant MDP policies, and the fact that adjacent landowners have the right to appeal a development permit for a permitted use that included a variance to a development standard, Administration recommends that Council give second and third readings to the bylaw, thereby facilitating the development permit process to take its course.

- 2. If additional information was required by Council and/or amendments to the bylaw were proposed by Council, Council may defer second reading of Bylaw 1221, 2025 and provide direction to Administration regarding changes to the bylaw. Pursuant to section 216.4 (5) of the Municipal Government Act: "After considering the presentations made to it about a proposed bylaw ... at the public hearing and after considering any other matter it considers appropriate, the Council may ... make any amendment to the bylaw ... it considers necessary and proceed to pass it without further advertisement or hearing".
- 3. If Council wanted to rezone one or two but not all three sites to the R-3 district (Schedule 'A' Bellevue or Schedule 'B' Coleman), Council may remove any of the three sites from the bylaw.
- 4. Council may defeat Bylaw 1221, 2025.

#### **Financial Impacts:**

N/A

#### Attachments:

FORMATTED Bylaw 1221, 2025.docx Bylaw 1221, 2025 - Schedule A.pdf Bylaw 1221, 2025 - Schedule A Aerial Photo.pdf Bylaw 1221, 2025 - Schedule B.pdf Bylaw 1221, 2025 - Schedule B Aerial Photo.pdf Revised \_Bellevue Site.pdf IMG\_5801.png Density Analysis.pdf Addressing the Affordable Housing Shortage in Canada\_ The Role of Multi-Plex Buildings.pdf South Bellevue Infrastructure Projects.docx

#### MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1221, 2025 LAND USE BYLAW AMENDMENT – Redesignate Lot 15, Block 7, Plan 111 2697; Lot 35, Block 2, Plan 831 1587; & a prtn of NW¼ 21-7-3-W5M

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to amend Bylaw No. 1165, 2023, being the municipal Land Use Bylaw.

**WHEREAS** the Council of the Municipality of Crowsnest Pass wishes to redesignate the lands legally described as:

- A. A portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), from "Recreation & Open Space RO-1" to "High Density Residential R-3", and Lot 35, Block 2, Plan 831 1587, containing 0.38 ha (0.9 acres), from "Non-Urban Area NUA-1" to "High Density Residential R3", as shown on Schedule 'A' attached hereto and forming part of this bylaw.
- B. Lot 15, Block 7, Plan 111 2697, containing ±2.19 ha (5.4 acres), from "Recreation & Open Space RO-1" to "High Density Residential – R-3", as shown on Schedule 'B' attached hereto and forming part of this bylaw.

**AND WHEREAS** the purpose of the proposed amendment is to provide the opportunity to use and develop the lands in accordance with the provisions of the "High Density Residential – R-3" land use district.

**AND WHEREAS** the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following amendments:

- The Land Use District Map be amended to redesignate the lands legally described as a portion of NW¼ 21-7-3-W5M; Lot 35, Block 2, Plan 831 1587; and Lot 15, Block 7, Plan 111 2697, to "High Density Residential – R-3", as shown on Schedules 'A' and 'B' attached hereto and forming part of this bylaw.
- 2. Bylaw No. 1165, 2023, being the Land Use Bylaw, is hereby amended.
- 3. This bylaw comes into effect upon third and final reading hereof.

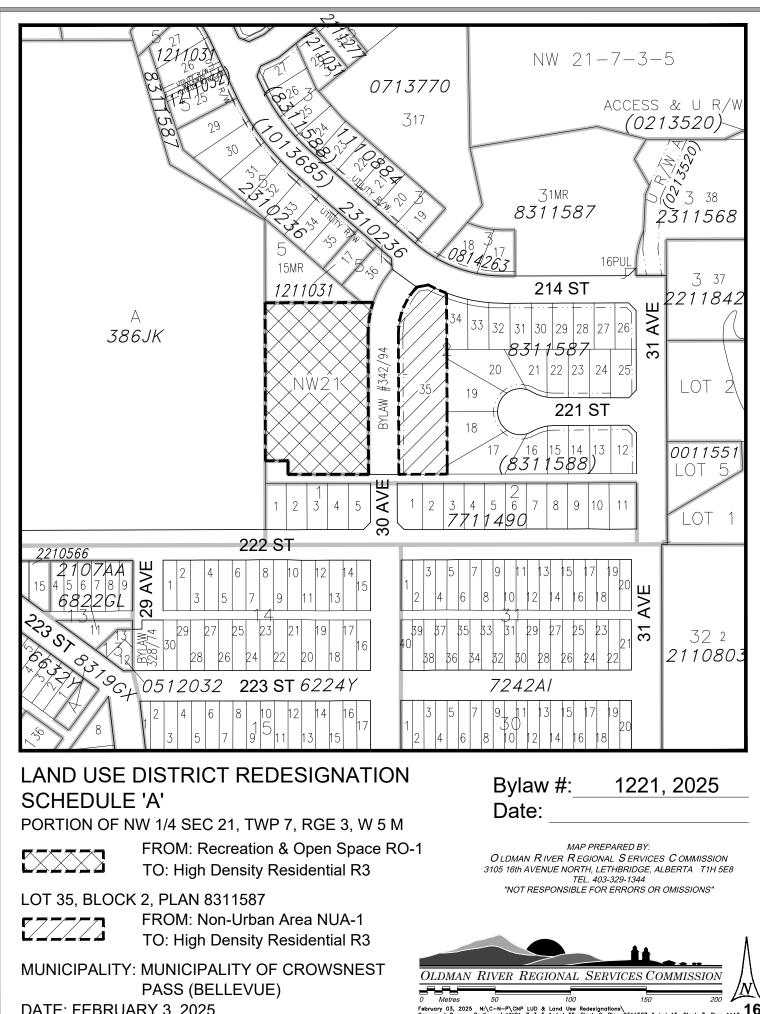
READ a **first** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

| READ a <b>second</b> time in council this | day of | 2025. |
|---|--------|-------|
|---|--------|-------|

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

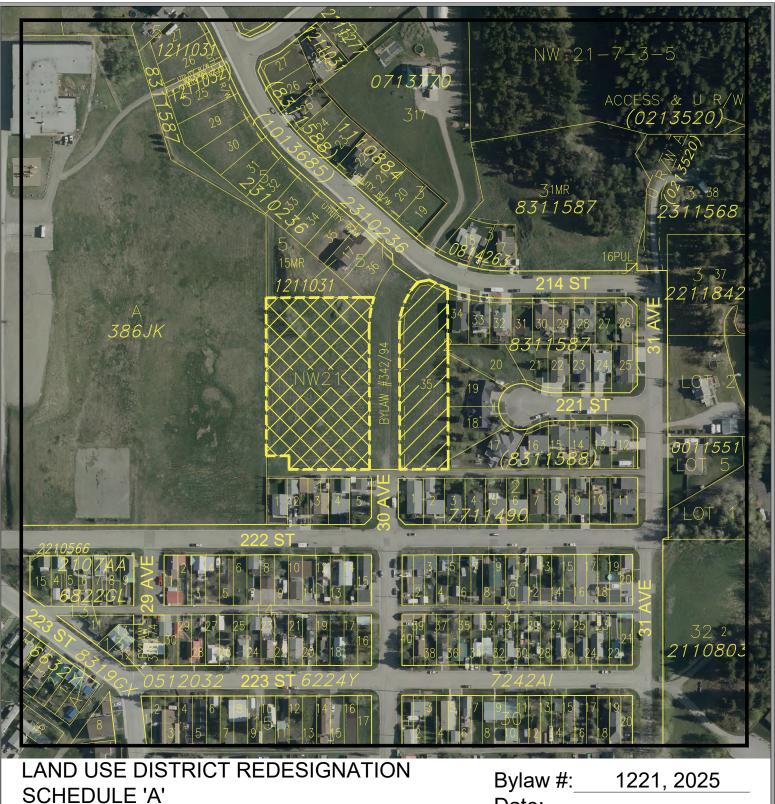
Blair Painter Mayor

Patrick Thomas Chief Administrative Officer



DATE: FEBRUARY 3, 2025

February 03, 2025 N:\C-N-P\CNP LUD & Land Use Redesignations\ Crowsnest Pass - Portion of NW21-7-3-5 & Lot 35, Block 2, Plan 8311587 & Lot 15, Block 7, Plan 1112



PORTION OF NW 1/4 SEC 21, TWP 7, RGE 3, W 5 M



FROM: Recreation & Open Space RO-1 TO: High Density Residential R3

LOT 35, BLOCK 2, PLAN 8311587



FROM: Non-Urban Area NUA-1 TO: High Density Residential R3

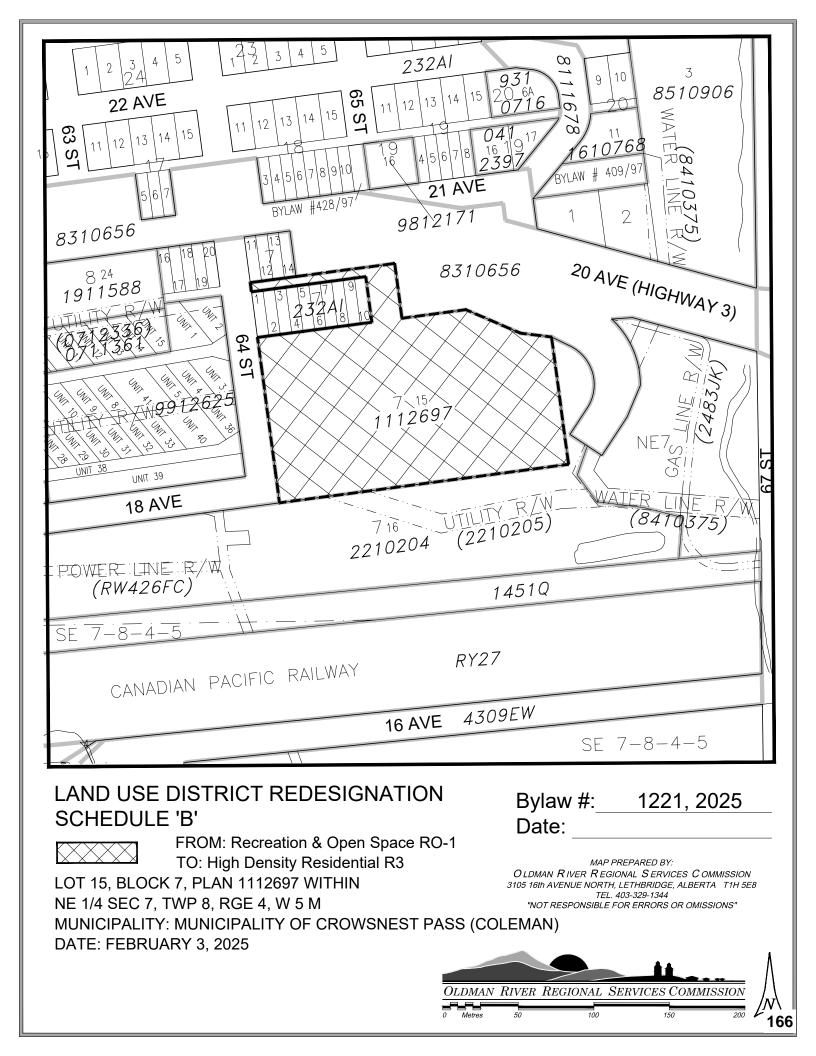
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS (BELLEVUE)

Date:

MAP PREPARED BY: OLDMAN RIVER REGIONAL SERVICES COMMISSION 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8 TEL. 403-329-1344 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



DATE: FEBRUARY 3, 2025





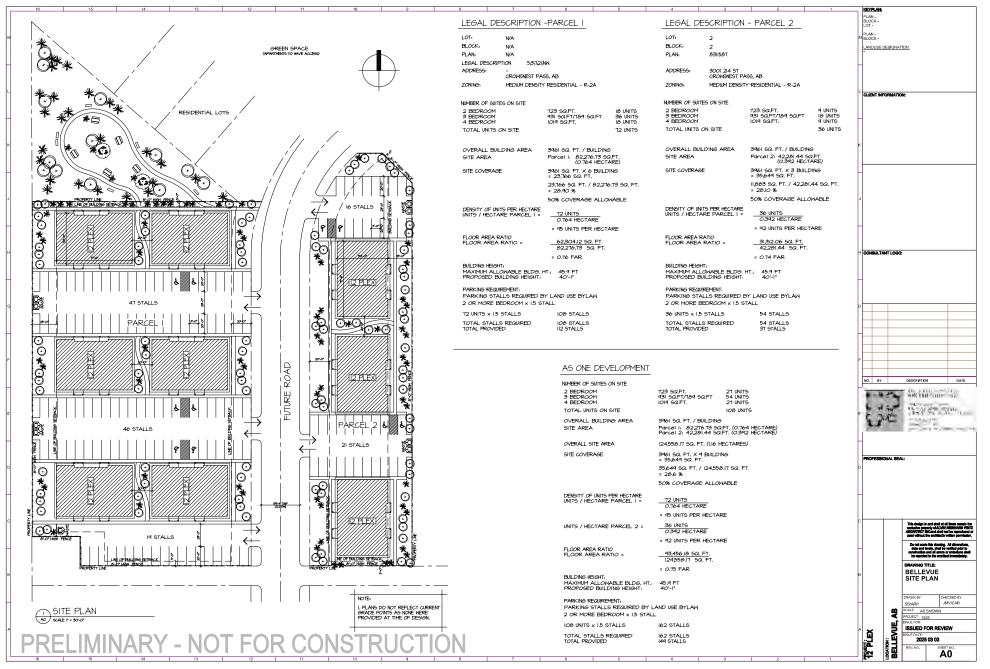
FROM: Recreation & Open Space RO-1 TO: High Density Residential R3 LOT 15, BLOCK 7, PLAN 1112697 WITHIN NE 1/4 SEC 7, TWP 8, RGE 4, W 5 M MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS (COLEMAN) DATE: FEBRUARY 3, 2025

MAP PREPARED BY: O LDMAN R IVER R EGIONAL S ERVICES C OMMISSION 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8 TEL. 403-329-1344 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Aerial Photo Date: May 19, 2021

167

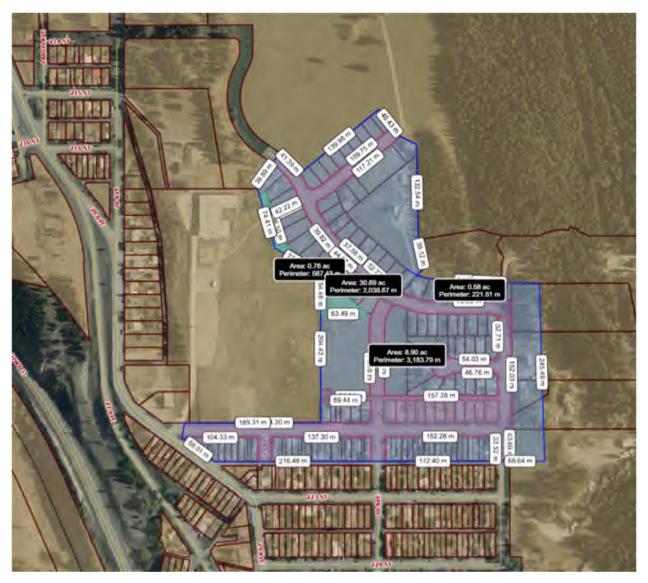
OLDMAN RIVER REGIONAL SERVICES COMMISSION Metres 50 100 150 200



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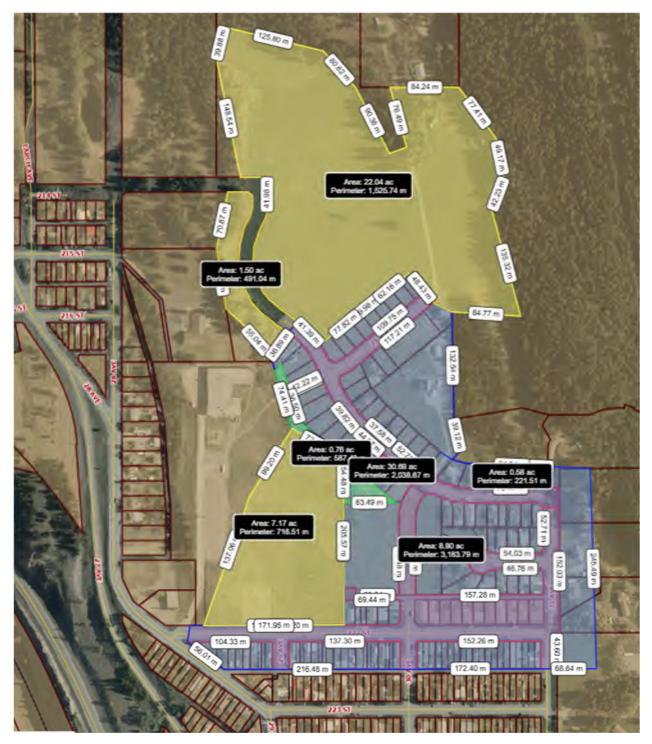
#### **Immediate Street Density**



- Total Area 30.7 acres
- Roads 8.9 acres
- Green Space 1.4 acres
- Net Area 20.4 acres

- Current Housing 76 housing units
- Current Vacant 26 units
- Proposed 108 units
- Current Density 5.0 units / acre
- Proposed Density 10.3 units / acre

#### Future Growth Nodes



- Additional Gross Area 29.2 acres
- Additional Net Area Approximately 20 acres
- Minimum Density Target 240 to 275 units additional units



Models Pricing

**Getting Started** 

About

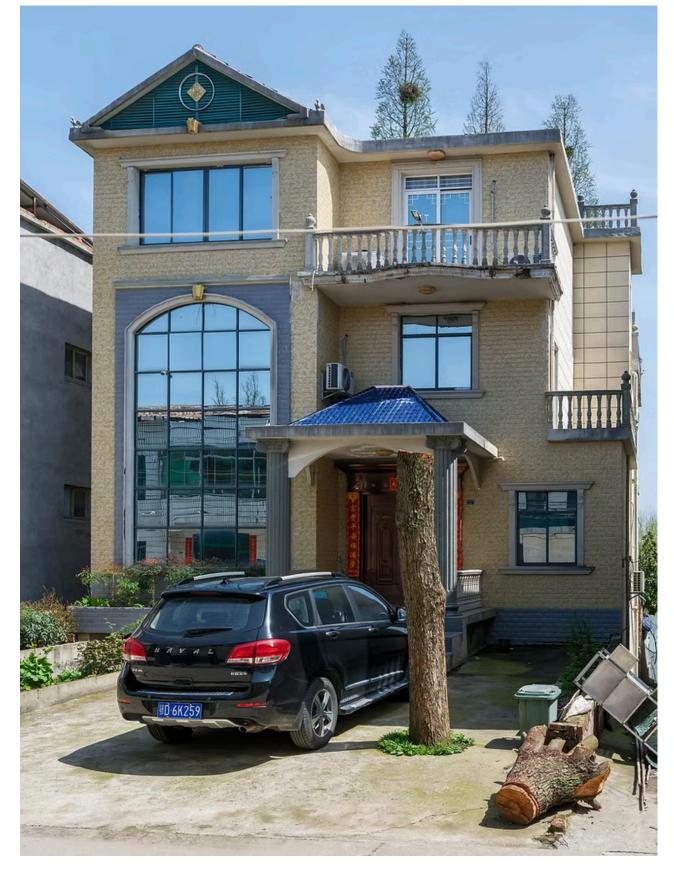
Contact

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Jun 24, 2024 6 min read

## Addressing the Affordable Housing Shortage in Canada: The Role of Multi-Plex Buildings

Addressing the Affordable Housing Shortage in Canada: The Role of Multi-Plex Buildings



Canada is facing a significant affordable housing crisis, particularly in its urban centers where the demand for rental units far outstrips supply. As more Canadians and immigrants flock to cities in search of employment and better living standards, the pressure on the housing market intensifies. Multi-plex buildings, which include duplexes, triplexes, and larger apartment complexes, offer a promising solution to this crisis. This blog will explore how multi-plex buildings can help alleviate the affordable housing shortage in Canada by increasing the supply of rental units and providing more affordable living options.

#### Understanding the Affordable Housing Crisis in Canada

The affordable housing shortage in Canada is driven by several factors:

- 1. **Population Growth**: Rapid population growth in urban areas due to domestic migration and international immigration increases the demand for housing.
- 2. **High Property Prices**: Skyrocketing property prices make homeownership unaffordable for many Canadians, leading to a greater reliance on rental housing.
- 3. Insufficient Housing Supply: The supply of new housing, particularly affordable rental units, has not kept pace with demand.
- 4. Economic Disparities: Income inequality and stagnant wages mean that a significant portion of the population cannot afford market-rate housing.
- 5. **Regulatory Constraints**: Zoning laws, building codes, and other regulatory constraints can limit the development of new housing.

#### **Key Statistics**:

- According to the Canadian Mortgage and Housing Corporation (CMHC), Canada needs an additional 3.5 million housing units by 2030 to restore affordability.
- In major cities like Toronto and Vancouver, rental vacancy rates are below 2%, indicating a severe shortage of available units.
- Over 1.7 million Canadian households spend more than 30% of their income on housing, qualifying them as housingcost burdened.

#### The Role of Multi-Plex Buildings in Addressing the Crisis

Multi-plex buildings can play a crucial role in addressing the affordable housing shortage by providing multiple rental units within a single property. Here are several ways in which multi-plex buildings can contribute to alleviating this crisis:

1. Increasing Housing Supply

Multi-plex buildings maximize the use of land by providing several housing units on a single lot. This efficient use of space is especially important in densely populated urban areas where land is scarce and expensive. By increasing the density of housing, multi-plex buildings can significantly boost the supply of rental units.

**Example**: A triplex on a single lot in downtown Toronto can house three families, compared to a single-family home that would accommodate just one.

#### 1. Economies of Scale

Building and managing multiple units within a single property allows for economies of scale, reducing the per-unit cost of construction, maintenance, and management. These cost savings can be passed on to tenants in the form of lower rents or reinvested in property improvements to enhance living conditions.

**Example**: Shared amenities such as laundry facilities, parking, and common areas reduce the overall cost of providing these services compared to individual single-family homes.

#### 1. Affordable Rental Options

Multi-plex buildings can offer a range of unit sizes and configurations, catering to different income levels and household needs. By providing smaller units or shared living spaces, multi-plex buildings can offer more affordable rental options for low- to moderate-income households.

**Example**: A multi-plex building with a mix of studio, one-bedroom, and two-bedroom units can attract a diverse tenant base, including single professionals, couples, and small families.

#### 1. Efficient Land Use and Urban Density

#### Addressing the Affordable Housing Shortage in Canada: The Role of Multi-Plex Buildings

Urban areas with high land costs benefit from the efficient use of land provided by multi-plex buildings. By increasing urban density, these buildings can help reduce urban sprawl, preserve green spaces, and promote sustainable urban development. **Example**: A four-story apartment building in Vancouver's urban core can accommodate more residents than a row of single-family homes, contributing to a more sustainable and vibrant urban environment.

#### 1. Community-Oriented Living

Multi-plex buildings can foster a sense of community among residents by offering shared spaces and amenities that encourage social interaction. This community-oriented living is attractive to many urban residents, particularly those who value social connections and shared experiences.

**Example**: Common areas such as gardens, rooftop terraces, or lounges provide spaces for tenants to socialize and build relationships, enhancing the appeal of the property.

#### Case Study: Affordable Housing and Multi-Plex Buildings in Vancouver

**Scenario**: An investor owns a multi-plex building in Vancouver, consisting of six units in a rapidly growing neighborhood. The building is situated near public transit, schools, and employment centers, making it an attractive location for tenants.

- 1. Market Conditions:
- Vancouver's population growth has led to a significant demand for rental housing.
- Rental rates have increased by 15% over the past year due to limited housing supply.
- 1. Value-Added Improvements:
- The investor decides to renovate the units, upgrading kitchens, bathrooms, and common areas.
- Energy-efficient windows and appliances are installed to reduce operating costs and appeal to environmentally conscious tenants.
- 1. Affordable Housing Strategy:
- The investor partners with local housing authorities to offer a portion of the units at below-market rates to low-income families.
- Government subsidies and incentives are leveraged to offset the costs of providing affordable housing.
- 1. Results:
- The building achieves full occupancy within a month of listing the renovated units.
- The affordable units attract high-quality tenants who value the community-oriented living environment.
- The upgrades justify a moderate increase in rental rates for market-rate units, boosting the property's rental income while maintaining affordability for low-income tenants.

#### Challenges and Considerations for Multi-Plex Investments in Urban Areas

While multi-plex buildings offer significant advantages in addressing the affordable housing shortage, investors must navigate several challenges and considerations:

1. Regulatory Environment

Urban areas often have complex zoning regulations, building codes, and rental control policies that impact multi-plex investments. Investors must ensure compliance with all local regulations and obtain the necessary permits for renovations and new construction.

**Example**: Vancouver's rental control policies limit the amount by which rents can be increased annually, affecting the potential rental income for multi-plex properties.

#### 1. Property Management

Effective property management is crucial for maintaining the quality and profitability of multi-plex buildings. Investors must be prepared to handle tenant relations, maintenance requests, and operational issues to ensure tenant satisfaction and retention.

**Example**: Hiring a professional property management company can help investors manage the day-to-day operations of the property, ensuring efficient and effective management.

#### 1. Market Competition

Urban rental markets are competitive, with many properties vying for tenants. Investors must differentiate their multi-plex buildings through strategic renovations, marketing, and tenant services to attract and retain tenants.

**Example**: Offering unique amenities such as fitness centers, coworking spaces, or pet-friendly units can set a multi-plex building apart from competitors.

#### 1. Financing and Investment Costs

The initial investment costs for multi-plex buildings, including acquisition, renovations, and financing, can be substantial. Investors must carefully evaluate the financial viability of the project and secure appropriate financing to support their investment strategy.

**Example**: Leveraging government programs and incentives for energy-efficient upgrades can help offset renovation costs and improve the financial feasibility of the project.

#### **Government Support and Incentives**

Governments at the federal, provincial, and municipal levels in Canada are increasingly recognizing the importance of multiplex buildings in addressing the affordable housing crisis. Various support programs and incentives are available to encourage the development of affordable rental housing:

#### 1. Federal Initiatives

The federal government, through the CMHC, offers several programs to support the development of affordable rental housing. These include low-interest loans, grants, and tax incentives for developers who build or renovate multi-plex buildings to include affordable units.

**Example**: The National Housing Strategy (NHS) aims to create more affordable housing units across Canada through funding and financing options for developers.

#### 1. Provincial Programs

Provincial governments also offer programs and incentives to promote affordable housing. These may include direct funding for affordable housing projects, tax credits, and regulatory support to streamline the development process.

**Example**: Ontario's Affordable Housing Program provides funding to municipalities and non-profit organizations to develop affordable rental housing.

#### 1. Municipal Support

Municipal governments play a crucial role in supporting affordable housing through zoning policies, land-use regulations, and financial incentives. Cities can offer density bonuses, reduced development charges, and expedited permitting processes for projects that include affordable housing units.

**Example**: Vancouver's Rental 100 program provides incentives to developers who create 100% rental housing, including waiving development cost levies and fast-tracking approvals.

#### Conclusion

The affordable housing shortage in Canada's urban centers presents a significant challenge, but multi-plex buildings offer a viable solution to increase the supply of rental units and provide more affordable living options. By maximizing land use, benefiting from economies of scale, and offering diverse rental options, multi-plex buildings can play a crucial role in addressing the growing demand for affordable housing.

Investors, developers, and policymakers must work together to navigate the challenges and capitalize on the opportunities presented by multi-plex buildings. With the support of government programs and incentives, multi-plex buildings can contribute to a more sustainable and equitable housing market, ensuring that all Canadians have access to safe, affordable, and comfortable homes.

As Canada's cities continue to grow, the development of multi-plex buildings will be essential in meeting the housing needs of diverse and expanding urban populations. By focusing on affordability, sustainability, and community-oriented living, multi-plex buildings can help create vibrant, inclusive, and resilient urban environments for generations to come.

## WATER – Mohawk Meadows

## **Current Conditions**

Currently, Mohawk Meadows and the 221 Street cul-de-sac are underserviced for fire flow. A typical residential fire flow is 75 L/s. This area is between 52 L/s to 64 L/s. Given this, it opens the possibility that fire insurance may be compromised in this area, and further discussion should be had with the Fire Underwriters to confirm.

# 30 Ave Water Main Loop (\$300k - \$1.3M) - Recommend Now

With the addition of a watermain on 30 Ave between 222 Street and 214 Street, the fire flows in this area increases to approximately 70 L/s, other than the one at 214<sup>th</sup> Street & 29 Ave at approximately 66 L/s.

### North Loop (\$700k) – Recommend 2025 or 2026

With the addition of a watermain loop from Mohawk Meadows, north and west, to 28 Ave, the fire flows in this area increases to 91 L/s.

# Secondary Supply Main (\$250K) – Recommend with North Loop

With the addition of a watermain loop from the North Loop, north and west, to 212 Street, the fire flows in this area increases to 137 L/s. This also provides a second supply main to south Bellevue and minimizes the possibility of significant areas being shutoff at one time, when needed.

## WATER - 30 Ave

### **Current Conditions**

Currently, 30 Ave does not have watermain.

## Upgrade (\$500k) – Recommend 2026

A 200mm watermain will be installed from 222 Street to 227 Street. This will provide a secondary distribution main through South Bellevue, strengthening the water network. This will

provide additional fire flows through the area, while also minimizing areas that are shutdown at a time when needed.

## WATER – 224 Street

### **Current Conditions**

Currently, 224 Street is supplied by a 100 mm service line. The hydrant on 30 Ave has a fire flow of 41 L/s. Given this, it opens the possibility that fire insurance may be compromised in this area, and further discussion should be had with the Fire Underwriters to confirm.

# Upgrade (\$100k if done with sanitary upgrade) – Recommend Now

The watermain will be upgrade to 150mm between 29 Ave and 30 Ave, up to and including the hydrant at 30 Ave, adequate fire flow will be provided to this area.

## SANITARY – 224 Street

### **Current Conditions**

Currently, the sanitary main has a negative wet weather capacity between -8 L/s and -10 L/s. This means that there is potential for surcharging, including potentially having manholes flood to surface and a risk of basement backups. There are also 4 pavement patches on the road in this block that indicate past repairs to either the sanitary and water mains.

## Upgrade (\$425k) – Recommend Now

The sanitary main will be upgraded to 250mm sewer main. This will adequately accommodate the current wet weather surcharge along with the future growth node at the MDM and Mohawk Meadows.

## SANITARY – Bellevue South Discharge

### **Current Conditions**

Currently, the sanitary main has a negative wet weather capacity between -6 L/s and -35 L/s. This means that there is potential for surcharging, including potentially having manholes flood to surface and a risk of basement backups.

## Upgrade (\$725k) – Recommend Now

The sanitary main will be upgraded to a 375 mm sewer main from 29 Ave and 226 Street, west and north, for 264m. This will adequately accommodate the current wet weather surcharge along with the future growth node at the MDM, Mohawk Meadows and South Bellevue.



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.f

Subject: Bylaw 1222, 2025 - Amending the Procedure Bylaw - First Reading

Recommendation: That Council gives first reading to Bylaw 1222, 2025.

#### **Executive Summary:**

As part of Bill 20, Municipal Affairs Statute Amendment Act, 2024, a provision was added in the MGA that all public hearings must allow for participation by electronic means. Each Municipality can establish the method of electronic means and the rules around the use.

**Relevant Council Direction, Policy or Bylaws:** 

MGA Section 199 (2.1)

#### **Discussion:**

Given the current setup with Council Chambers, telephonic communication (telephone) will be utilized to allow speakers to remotely make their submissions. There will be limitations that they cannot hear the entire public hearing, nor the deliberations of Council, however they will have an opportunity to present verbally to Council. Given that there is potential for a connection to be lost or a call to be missed, an email will be sent to each registrant advising them of the limitations and encouraging them to use written submissions and/or attend in person, to ensure that Council can hear their position.

#### Analysis of Alternatives:

- 1. Council can pass first reading of Bylaw 1222, 2025.
- 2. Council can defer first reading of Bylaw 1222, 2025 and ask for addition information.
- 3. Council can pass first, second and third reading of Bylaw 1222, 2025.

#### **Financial Impacts:**

Unknown cost to get phone line connection established.

#### Attachments:

1222 2025 Amending The Procedure Bylaw.docx

#### MUNICIPALITY OF CROWSNEST PASS BYLAW NO. 1222,2025 Amending the Procedure Bylaw

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta for the purpose of amending the Procedure Bylaw No. 1041, 2020

**WHEREAS** the Municipality of Crowsnest Pass adopted Bylaw No. 1041, 2020, being the Procedure Bylaw, to regulate the proceedings of council and council committees;

AND WHEREAS the Municipality of Crowsnest Pass deems it advisable to amend the Procedure Bylaw;

**AND WHEREAS** pursuant to section 191 of the *Municipal Government Act* a council is authorized to amend a bylaw;

**NOW THEREFORE** the Council of the Municipality of Crowsnest Pass in the Province of Alberta enacts as follows:

- 1. This Bylaw may be cited as "Bylaw No 1222, 2025 Amending the Procedure Bylaw."
- 2. That this Bylaw shall amend the Procedure Bylaw as follows:
  - 2.1 By adding at the end of Section 12.1 as follows:

"..... except as provided for in Section 24.7."

2.2 By amending Section 24.1 (c) as follows:

"members of the public in attendance at the Council meeting who wish to speak to the item may present, following the telephonic communications submissions."

- 2.3 By renumbering Section 24 (c) through (f) to Section 24 (d) through (g).
- 2.4 By adding in Section 24.1 (c) as follows:

"24.1 (c) Administration will call each member of the public which registered for electronic verbal submission."

2.5 By adding in Section 24.7 as follows:

"24.7 Verbal submissions may be made by electronic means utilizing telephonic communications (telephone). Any member of the public may register to participate by telephonic communications by providing their full name and contact number to the contact identified in the public hearing notice by the advertised public hearing submission date. During the public hearing, Administration will dial the provided phone number, from Council Chambers, ask the speaker their name and address for the record, along with a brief explanation of the nature of their interest in the matter, and then provide them with 5 minutes to present their position. At the end of their presentation, the call will be ended. A phone number will only be dialed once and if there is no answer, Council will move onto the next speaker. If, during the allotted time, the call drops during the allotted time, or the connection is poor, Administration will make one attempt will be made to reconnect with the speaker, prior to moving onto the next speaker. Speakers will not have the opportunity to hear the entire public hearing through telephonic communications they will only be able to make submissions."

- 3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw is deemed valid.
- 4. This Bylaw shall come into force and effect when it has received third reading and has been duly signed.

READ a **first** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Blair Painter Mayor

Patrick Thomas Chief Administrative Officer



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.g

Subject: Service Areas Update

**Recommendation:** That Council receives the service areas update as information.

#### **Executive Summary:**

Each month the CAO provides Council with a summary of some of the highlights of work completed by the various departments over the last month.

**Relevant Council Direction, Policy or Bylaws:** N/A

**Discussion:** N/A

Analysis of Alternatives: N/A

**Financial Impacts:** N/A

Attachments: Service Areas Update - April 11, 2025.docx



### Service Areas Update – April 11, 2025

#### **CAO Office**

- Participated in Travel Alberta Committee Meeting Wrap-up
- Meeting with housing developers
- Participated in Fortis Wildfire Season Preparation session
- Attended RMA Convention
- Participated in Circular Materials meeting on recycling changes
- Participated in SZAHIMT steering committee meeting
- Investigating South Bellevue infrastructure
- Completed 2024 Safety Codes audit
- Continuing Downtown Bellevue Revitalization project oversight
- Continuing Southmore Phase 2 ASP project oversight Public Open House Planning

#### Finance

- Tax Desk received 60 requests for Tax Searches in March 2025; YTD 145 (compared to 44 in March 2024 YTD 116 and 34 in March 2023 YTD 121. An additional 17 tax searches were received up to April 7, 2025.
- Accounts Payable in March did two check runs, processed 337 invoices, and paid 166 vendors; YTD processed 1052 Invoices and paid 546 vendors. March 2024 processed 506 invoices and paid 265 vendors with two check runs, YTD processed 1133 Invoices and paid 553 vendors).
- Working on review of the following Bylaws and Policies:
  - Tangible Capital Assets Policy
- The number of people who pay property taxes (TIPP) and Utilities (PAD) has increased over the last couple of years. For March the number of customers on TIPP is 1,634 and PAD is 1,421.
- Utility bills are either mailed out or sent by email. In March, for residential customers, 1,691 were mailed out and 1,645 were emailed. For commercial customers 88 were mailed out and 131 were emailed.
- The auditors were present from March 17 21, 2025. The financial statements are scheduled to be presented on May 6, 2025.
- Due to the expired contract and structural changes (MNP buying out BDO), we anticipate putting an RFP forward, following completion of the current audit.
- Fees rates and charges for 2025 is scheduled for second reading on April 15, 2025.
- 2025 Property tax bylaw is scheduled for second reading on April 15, 2025.
- Outdoor washroom for Coleman has been ordered with an expected delivery mid to late August.

#### **Corporate Services**

- The Municipality has 117 employees across the organization. (61 Permanent, 33 Fire Rescue, 1 Election Worker, 11 Casual/Temporary, 2 Pool, 5 Instructors, 4 Ski Hill)
- The Municipality has 1 open job competitions; looking for one remaining summer student.
- 13 FOIP Requests received so far in 2025. 12 are completed, 1 is outstanding.
- Summer hiring is substantially complete, we have 6 summer students hired, 3 Operations Labourers, and are completing the last of the Pool Hiring this week.
- We also will be welcoming a term Environmental Coordinator for the summer to cover a leave.
- Returning Officer is working very part time during this part of the election cycle, mainly just available for candidate questions.
- Prospective candidates for Mayor and Councillor need to reside in the Municipality for 6 consecutive months prior to nomination day, that date passed on March 22, 2025. There is a new process for candidates called a Notice of Intent. Information about this process is available on our website.

#### **Development, Engineering & Operations**

- Utilities Department
  - Utility projects
    - Bellevue Valve Exercising
    - Preliminary schedule for spring 2025 25+ Repair/Install Projects
    - Carbondale water main repair (February)
    - Sentinel water line repair (March 4, 2025)
    - Coleman water main repair 20<sup>th</sup> Ave (March 24)
    - Utility Locate requests YTD 41
    - Water On/Off requests YTD 10
    - Environment reports for 2024 water diversion and returns submitted in February
    - Budget Initiative:
      - Sewer lining program RFQ issued (closes April 16) Location evaluations and camera inspections preparation (1,000+ metres annual target)
      - Design finalization for River Bottom PRV (2025 Capital)
      - Coleman PRV's initial analysis and design w/ Stantec
      - Sentinel Reservoir initial analysis and review w/ Stantec
      - Annual reservoir cleaning (Hillcrest) and inspections w/ Aquatech
      - Sludge survey of lagoons (Tentative schedule for late April)

#### • Transportation Department

- Street sweeper rentals confirmed for April- June 2025
- Bridge repairs Willow Drive quote review w/ ATEC & VS
- Sign replacements and repairs
- Concrete and ACP repair schedule preparation for 2025
- Winter road operations snow event activity as needed
- Cemetery sites (March YTD 5 sites cremation and burials)
- GIS, locates, fall protection training

- Fleet Department
  - Commerical vehicle inspections 2/20 YTD
  - Equipment servicing
  - 2025 Capital Equipment Purchasing
    - Capital delivered and in operation 10/15 YTD
    - Equipment ordered for 2025 not delivered:
      - Trucks/SUV CPO and work trucks (delivery in May)
      - Single axle plow (delivery TBD)

#### • Development & Trades Department

- Facility Maintenance
  - Regular maintenance activities.
  - Budget Initiatives furnace and two unit heaters installed at the former Hillcrest Fire Hall (leased by SARSAR).
- Planning, Development & Safety Codes
  - Municipal Planning Commission one meeting in March (8 DPs; 2 Subdivisions).
  - Municipal Historic Resources Advisory Committee one meeting in March.
  - Appeals no hearings in March.

#### Key Performance Indicators (KPIs)

| Key Performance Indicator (KPI)                           | Activity Volume<br>Previous Month | Activity Volume<br>YTD (2024) |  |  |
|---|-----------------------------------|-------------------------------|--|--|
| Facility Maintenance – Plumbing, Construction, Electrical |                                   |                               |  |  |
| Work Orders – issued / closed                             | 26 / 13                           | 94 / 60                       |  |  |
| Planning & Development                                    |                                   |                               |  |  |
| Compliance Certificate requests - received / processed    | 6/3                               | 11/8                          |  |  |
| Development permit applications - received / processed    | 24 / 8                            | 45 / 20                       |  |  |
| Business Licences - received / processed                  | 7/7                               | 26 / 20                       |  |  |
| LUB Complaints – new / closed                             | 0/0                               | 0/1                           |  |  |
| LUB Complaints – Monthly Volume                           | 48                                | 48                            |  |  |
| Notice of Intent / Stop Orders - issued                   | 0/0                               | 0/0                           |  |  |
| Bylaws (MR / Road Closures, LUB)                          | 0                                 | 4                             |  |  |
| Appeal Hearings   | 0                                 | 0                             |  |  |
| Subdivision applications                                  | 0                                 | 4                             |  |  |
| Safety Codes  |                                   |                               |  |  |
| New Housing Starts  | 4                                 | 24                            |  |  |
| Building permits - issued / inspected / closed            | 10 / 27 / 20                      | 46 / 98 / 46                  |  |  |
| Electrical permits - issued / inspected / closed          | 19 / 33 / 19                      | 31 / 57 / 35                  |  |  |
| Gas permits - issued / inspected / closed                 | 19 / 17 / 13                      | 31 / 62 / 45                  |  |  |
| Plumbing permits - issued / inspected / closed            | 15 / 18 / 6                       | 22 / 43 / 17                  |  |  |
| PSDS permits - issued / inspected / closed                | 2/3/4                             | 3/8/7                         |  |  |
| Orders Issued / closed                                    | 0/0                               | 0/0                           |  |  |
| Safety Codes Council Appeals                              | 0                                 | 0                             |  |  |
| Variances Issued  | 0                                 | 0                             |  |  |

#### **Protective Services**

- Fire
  - Structure Fire in Hillcrest
  - Grass fire Bellevue centre access
  - 2 school presentations

| Call Response          |             |  |
|------------------------|-------------|--|
| Category               | Month (Mar) |  |
| Medical Response       | 6           |  |
| Structure Fire         | 2           |  |
| Alarms                 | 1           |  |
| Motor Vehicle Incident | 10          |  |
| Total                  | 19          |  |

#### • Peace Officer

- March focus on Occupant Safety Restraints (seatbelts). 100% compliance
- Increased patrol for dog off leash due to slight increase of animal bites
- Notable Traffic Stops:
  - Observed several driving offenses from a motorist in Bellevue and conducted a traffic stop-early afternoon. The resident of Bellevue was impaired by alcohol and was taken off of the roadway. There were many public members (including children) in the area and the CPO's keen observation protected public safety.
  - CPO's conducted a traffic stop in Frank for a vehicle with no registration. It was
    determined that the driver was suspended and had an outstanding warrant for
    his arrest. RCMP further process and laid new and additional charges.
- April enforcement focus:
  - Speed related offences
  - Aggressive driving

| Category                      | Month (Mar) | Year to Date |
|-------------------------------|-------------|--------------|
| Number of Charges Laid        | 57          | 185          |
| Cases Generated (Incident     | 117         | 314          |
| Count)                        |             |              |
| Cases: Requests for Service   | 46          | 92           |
| Cases: Officer Observed       | 4           | 8            |
| Cases: Received from outside  | 1           | 8            |
| Department/Agency (i.e. RCMP) |             |              |
| Vehicle Removal Notices       | 1           | 5            |
| Vehicles Towed                | 3           | 5            |
| Positive Ticketing            | 0           | 0            |
| Projected Fine Revenue **     | \$18,015    | \$41,132     |

Note\*\* Fine revenue is subject to change through court process

- Environmental Services
  - Environmental Coordinator position resumed in April
  - RFP for Vegetation Management contract was posted and is going through evaluation process

#### Pass Powderkeg Community Resort

- The season concluded on March 23 with a big splash. The annual Slush Cup competition was great fun and very well attended. There were over 50 participants tempting fate twice across the freezing cold water. Thanks to Councillors Girhiny, Glavin and Sygutek for judging the event. I hope you did not get splashed too much.
- The warm temperatures in early March made the closing date seem questionable but mid-March snowfalls made the conditions very good right up to closing day. The snow 1 week after closing looked horrible so March 23 was the right time to close.
- There were 81 days of operation and 49 nights of operation this year. These are pretty good number considering that it was a slightly lower than normal snow year.
- It was great to have all runs open on the hill for about 2 months this season. The team here were very efficient at opening trails or portions of trails to allow skier compaction of the snow which made runs more accessible with each tiny little snowfall.
- There was a PPK staff gathering on our last day that included an hour of staff skiing/snowboarding, some dinner and some fun prizes/awards. It was a great way to close things out and there were a few very funny stories shared.
- After closing there has been a small crew of staff tearing down the mountain including safety features, terrain park, signage, padding and shutting down the lodge. This was completed in 3 or 4 days. The last couple staff are concluding paperwork and planning a few programs for next season. Just year round staff will be around after the end of week of April 11.
- Summer or green season maintenance and improvements have been planned and are beginning. Some activities need the remaining snow to melt before they start.
- Financial analysis of the season will be done over the next few weeks as the final expenses are paid. Comparisons to past season will be done to help with future planning and budgeting. PPK follows the fiscal year end that the Municipality follows which means that the year end is in the middle of the winter season. Analysis of this winter to past winters will help with planning.
- Details for summer events and bookings are being confirmed and organized.

#### **CNP Community Pool**

- Hiring for the pool is almost complete. Dana and Andrew have been interviewing numerous candidates through the weeks of March 31 April 11. There are a number of returning staff and the unfilled positions are being filled with very interesting and exciting new staff.
- The new water treatment system is in progress and will be in place before opening day. The system will utilize chlorine pucks and CO2 gas which is significantly safer that the current liquid chlorine and acid system. Everything from storage to handling and use of the chemicals in the new system are safer for everyone involved.

- Opening day is planned for Friday May 16 the beginning of the May long weekend. Let's hope it is a warm long weekend.
- Schedules, lessons and Passes are being populated into the website and social media. Once the Fees, Rates and Charges By-Law is approved by Council, these items will be active to the public.

#### **Community Services**

- Facilities and Events
  - Crowsnest Community Hall
    - Mother's Day Market May 10<sup>th</sup>.
  - Complex
    - Arena Ice out scheduled for March 31th
    - Curling Ice out April 22<sup>nd</sup>
    - Glass out for rodeo
    - Curling Bunny Bonspiel April 17<sup>th</sup>-20<sup>th</sup>.
    - Pass pottery sale April 26<sup>th</sup>
    - Rodeo May 2<sup>nd</sup> -4<sup>th</sup>
  - MDM
    - Elections day April 28<sup>th</sup>.
    - Volunteer Appreciation set up for May 1<sup>st</sup>
    - Volleyball camp July 12<sup>th</sup> -13<sup>th</sup>
  - Parks
    - Sportfield rentals Begin May 1<sup>st</sup>
    - Sidearm National Baseball clinic May 10<sup>th</sup>.
    - Movie night June 5<sup>th</sup>
    - Outdoor BBQ June 5<sup>th</sup>
    - Ed Gregor Day June 7<sup>th</sup>
    - Conservation Wildflower Walk June 14<sup>th</sup>
    - Firemans Park Funfest June 15<sup>th</sup>
    - Bellecrest days June 20<sup>th</sup>
    - Minotaur June 21<sup>st</sup>
    - Sinister 7 Ultra July 12<sup>th</sup> 13<sup>th</sup>
    - Crowfest July 18<sup>th</sup>- 19<sup>th</sup>
    - Sole Survivor July 19<sup>th</sup>
- FCSS
  - 2025 Spring/Summer Community Handbook has been distributed
  - Meals on wheels customers were notified of free meals for the month of March
  - Planning of 2025 events
  - Movies in the park July 10<sup>th</sup> & August 14<sup>th</sup>
  - Volunteer Appreciation Order of the Crow and Youth Award nomination packages have been made available. Deadline for Submission is April 11<sup>th</sup>. Volunteer Appreciation Night is May 1<sup>st</sup>.
  - Seniors' week June 2<sup>nd</sup> 6<sup>th</sup>
  - Youth Week May 5<sup>th</sup> 9<sup>th</sup>

- October Drive in Movie October 16<sup>th</sup>
- Big Bounce Event August 16<sup>th</sup>
- Seniors on the Go Newsletter completed for March and working on April
- Tax Clinics working with FRC to host 6 free income tax clinics.
- Assisting seniors' clubs.
- Crowsnest Cruisers Committee
- 2025 Funding 2<sup>nd</sup> Instalments have been submitted to AP
- Information and community referrals.
- Spring BBQ June 5<sup>th</sup>, Fall BBQ September 4<sup>th</sup>

#### Recreation Programming

- Recreation Programs in MDM Gym
- Kickboxing Fitness Spring Registration
- Drums Alive Spring Program
- Memorial Bench program bench replacement Coleman and Bellevue
- Program Calendar update for March
- Community Guide Information for Spring Summer Programming
- Planning for Soccer Camp, Kickboxing Camp, and Baseball Camp
- Spring Summer Registration Night MDM
- Spring Summer Sport Fields user group meeting



#### Municipality of Crowsnest Pass Request for Decision

Meeting Date: April 15, 2025

Agenda #: 7.h

Subject: Bellevue Infrastructure Approval

**Recommendation:** That Council directs Administration to proceed with design and construction of the 30 Ave (Mohawk Meadows) road & infrastructure, the 224 Street water & sanitary, and the Bellevue South discharge project in 2025.

That Council directs Administration to add the North Loop, Secondary Supply Main, and 30 Ave Water projects to the 2026 Capital Plan and proceed with engineering design in 2025.

#### **Executive Summary:**

As part of the Bellevue Apartment investigation, Administration did an extensive review of the South Bellevue infrastructure. This involved reviewing recommendation from the 2020 IMP, along with field investigation and an updated technical memo with model refinements. From this, it was identified that there were several deficiencies within this area of the community, <u>that should immediately be</u> <u>addressed</u>. To be abundantly clear, these projects are being recommended with or without the apartment development, there is opportunity for significant cost savings if done in conjunction with the development (see financial Impacts for more information), but these projects are necessary in either case.

It is recommended that all these projects are completed in 2025/2026. Once these projects are completed, Bellevue will have no infrastructure deficiencies other than potentially the discharge line between South Bellevue and the lagoons. Further investigation is required to determine the location, size and condition of this line.

**Relevant Council Direction, Policy or Bylaws:** Capital Plan

Discussion: Water Network One of the biggest downfalls is that all of South Bellevue is fed from a single main South of 213 Street. This not only has significant risk if a main failure was to occur, but it also limits the amount of fire flow capacity at the downstream end. This is predominantly within the Mowhawk area, where the fire flow capacity is significantly below typical residential flow rates. The further has a risk on if this area should be deemed to be considered having supplied flow fire protection.

There is also a smaller zone that has limited feed south of 223 Street, again having a risk for a significant outage from a main failure.

Lastly, 224 Street has not been upgraded and is supplied by a substandard main size, resulting in reduced fire flow from the hydrant at 30 Ave. Similarly, this area may be deemed to be considered having supplied flow fire protection. It is also suspected that a leak could be in this area too, making the situation even worse.

#### <u>Sanitary</u>

There are two areas that are over capacity currently during wet weather conditions.

224 Street has potential for backups that could impact basements and give the need to upgrade the watermain on 224 Street, both should be done at the same time.

The Bellevue South discharge not only has potential to backup into basements, but to also flood to street through some of the manholes as the downstream portion is undersized. Upstream sections were replaced in the early 2010's, however the downstream section was not. This results in a significant volume being bottlenecked into a small pipe. The situation was of more concern after it was discovered that the records were incorrect and two buried manholes, also substandard, are also undersized.

#### Analysis of Alternatives:

- 1. The Municipality can move ahead with projects
- 2. The Municipality can wait to do them sometime in the future, however may be open to some liability if damages occur

#### **Financial Impacts:**

Approximately \$3 to \$4 million. The Municipality is looking to partner with the Bellevue Apartments, and they would be responsible for \$1 million for their share of 30 Ave upgrades, through a local improvement levy, which bring the Municipality total down to \$3 million. Costs are estimated based on length and other similar projects, however will be fine tuned during design.

\$1M - local improvement levy (Bellevue Apartment) - 2025 to 2045

\$300k - Land Sale Reserve (Bellevue Apartment) - 2025

\$1,250 - 2025 Tax Surplus if available otherwise debenture - 2025

\$1.5M - Reserves (additional contribution from 2025 Tax Surplus) otherwise debenture - 2026

#### Attachments:

South Bellevue Infrastructure Projects.docx

## WATER – Mohawk Meadows

## **Current Conditions**

Currently, Mohawk Meadows and the 221 Street cul-de-sac are underserviced for fire flow. A typical residential fire flow is 75 L/s. This area is between 52 L/s to 64 L/s. Given this, it opens the possibility that fire insurance may be compromised in this area, and further discussion should be had with the Fire Underwriters to confirm.

# 30 Ave Water Main Loop (\$300k - \$1.3M) - Recommend Now

With the addition of a watermain on 30 Ave between 222 Street and 214 Street, the fire flows in this area increases to approximately 70 L/s, other than the one at 214<sup>th</sup> Street & 29 Ave at approximately 66 L/s.

### North Loop (\$700k) – Recommend 2025 or 2026

With the addition of a watermain loop from Mohawk Meadows, north and west, to 28 Ave, the fire flows in this area increases to 91 L/s.

# Secondary Supply Main (\$250K) – Recommend with North Loop

With the addition of a watermain loop from the North Loop, north and west, to 212 Street, the fire flows in this area increases to 137 L/s. This also provides a second supply main to south Bellevue and minimizes the possibility of significant areas being shutoff at one time, when needed.

## WATER - 30 Ave

## **Current Conditions**

Currently, 30 Ave does not have watermain.

## Upgrade (\$500k) – Recommend 2026

A 200mm watermain will be installed from 222 Street to 227 Street. This will provide a secondary distribution main through South Bellevue, strengthening the water network. This will

provide additional fire flows through the area, while also minimizing areas that are shutdown at a time when needed.

## WATER – 224 Street

### **Current Conditions**

Currently, 224 Street is supplied by a 100 mm service line. The hydrant on 30 Ave has a fire flow of 41 L/s. Given this, it opens the possibility that fire insurance may be compromised in this area, and further discussion should be had with the Fire Underwriters to confirm.

# Upgrade (\$100k if done with sanitary upgrade) – Recommend Now

The watermain will be upgrade to 150mm between 29 Ave and 30 Ave, up to and including the hydrant at 30 Ave, adequate fire flow will be provided to this area.

## SANITARY – 224 Street

## **Current Conditions**

Currently, the sanitary main has a negative wet weather capacity between -8 L/s and -10 L/s. This means that there is potential for surcharging, including potentially having manholes flood to surface and a risk of basement backups. There are also 4 pavement patches on the road in this block that indicate past repairs to either the sanitary and water mains.

## Upgrade (\$425k) – Recommend Now

The sanitary main will be upgraded to 250mm sewer main. This will adequately accommodate the current wet weather surcharge along with the future growth node at the MDM and Mohawk Meadows.

## SANITARY – Bellevue South Discharge

## **Current Conditions**

Currently, the sanitary main has a negative wet weather capacity between -6 L/s and -35 L/s. This means that there is potential for surcharging, including potentially having manholes flood to surface and a risk of basement backups.

## Upgrade (\$725k) – Recommend Now

The sanitary main will be upgraded to a 375 mm sewer main from 29 Ave and 226 Street, west and north, for 264m. This will adequately accommodate the current wet weather surcharge along with the future growth node at the MDM, Mohawk Meadows and South Bellevue.