

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, February 11, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, February 11, 2025.

Council Present:

Mayor Blair Painter, Councillors: Vicki Kubik, Dave Filipuzzi, Doreen Glavin, Glen Girhiny, Lisa Sygutek, and Dean Ward

Council Absent:

Administration Present:

Patrick Thomas, Chief Administrative Officer
Kristin Colucci, Deputy Chief Administrative Officer
Brian McCulloh, Director of Finance
Sally Turner, Manager of Finance
Jeremy Wickson, Director of Development, Engineering & Operations
Johan Van Der Bank, Manager of Development and Trades
Trent Smith, Manager of Community Services
Laken McKee, Recording Secretary

CALL TO ORDER

Mayor Painter called the meeting to order at 1:00 pm.

ADOPTION OF AGENDA

01-2025-02-11: Councillor Kubik moved to adopt the agenda as amended
Carried

CONSENT AGENDA

None

ADOPTION OF MINUTES

02-2025-02-11: Councillor Ward moved to adopt the Minutes of the Council Meeting of February 4, 2025 as presented.
Carried

PUBLIC HEARINGS

Bylaw 1212, 2024 - Land Use Bylaw Amendment - Redesignation of a portion of, Block S, Plan 6432FE, from “Residential R-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”

Mayor Painter declared the Public Hearing opened at 1:02 pm for Bylaw No. 1212, 2024.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 4 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1212, 2024.

- Mindy Pawluk – Opposed
- Jarrett Pawluk – Opposed
- Lloyd Pawluk – Opposed
- Carmen Roman – Opposed
- Marcel Kristek – Opposed

Mayor Painter declared the public hearing closed at 1:20 pm.

BYLAW 1214, 2025 - Land Use Bylaw Amendment - Redesignate the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”

Recuse:

Councillor Sygutek said she has a conflict of interest because she is an adjacent landowner. Councillor Sygutek left the room at 1:26 pm.

Mayor Painter declared the Public Hearing opened at 1:26 pm for Bylaw No. 1214, 2024.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 164 written submissions received prior to the due date and 1 letter which was received after the deadline.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1214, 2024.

- June Vastenhout – Opposed
- Audrey Levitt – In Favor
- Lloyd Pawluk – Opposed

- Bonnie Casterllarin – Opposed
- Jarrett Pawluk – Opposed
- Francis Porter– Opposed
- Mindy Pawluk – Opposed
- Ken McEachern – Opposed
- Ken Snider – Opposed
- Marcel Kristek – Opposed
- Gordon Chaisson – Opposed
- Tyson Levitt – In Favour
- Carmen Roman – Opposed
- Ingrid Stein – Opposed

Mayor Painter declared the public hearing closed at 2:19pm.

Returned:

Councillor Sygutek returned at 2:20 pm

DELEGATIONS

None

REQUESTS FOR DECISION

Bylaw 1212, 2024 - Land Use Bylaw Amendment - Redesignation of a portion of, Block S, Plan 6432FE, from “Residential R-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” – Second Reading

03-2025-02-11: Councillor Ward moved second reading of Bylaw 1212, 2024 - Land Use Bylaw Amendment - Redesignation of a portion of, Block S, Plan 6432FE, from “Residential R-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”
Carried

BYLAW 1214, 2025 - Land Use Bylaw Amendment - Redesignate the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”

Recuse:

Councillor Sygutek said she has a conflict of interest because she is an adjacent landowner.
Councillor Sygutek left the room at 2:45 PM

04-2025-02-11: Councillor Ward moved second reading of Bylaw 1214, 2025 - Land Use Bylaw Amendment - Redesignate the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”
Carried

05-2025-02-11: Councillor Filipuzzi moved third and final reading of Bylaw 1214, 2025 - Land Use Bylaw Amendment - Redesignate the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”
Carried

Returned:

Councillor Sygutek returned at 4:07 pm

Bylaw 1221, 2025 - Land Use Bylaw Amendment - Redesignation of 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” and;

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”- First Reading

06-2025-02-11: Councillor Kubik moved first reading of Bylaw 1221, 2025 - Land Use Bylaw Amendment - Redesignation of 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” and;
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”
Carried

Service Areas Update

07-2025-02-11: Councillor Ward moved to accept the Service Areas Update as presented.
Carried

COUNCIL MEMBER REPORTS

- Mayor Painter
 - Attended the Mayors and Reeves meeting:
 - Minister Hunter elaborated on Trump and wanting to cut income tax. The analogy behind Tariffs being implemented is that the revenue that they are losing from the income tax will be replaced with Tariffs.
 - The province is doing a mapping in Southern Alberta of all the ground water and how much water we have.
 - RMA Representative, Jason Schneider explained that groups can get funding from running casinos. Jason explained that rural communities have a harder time getting Casinos and larger amounts of funding than cities.
 - RMA Representative is asking the Board to come to one of the scheduled Mayors and Reeves meetings and have them explain how the process is conducted to make it fairer for all communities.
 - AM Representative, Deborah.
 - Looking into the grant system for smaller communities.
 - Smaller communities have less than \$15,000.00 in grant money available. They are looking into smaller communities having the opportunity for larger dollar grants because we don't have the same revenue as a bigger community.
 - AM will be hosting their Leaders Conference in March.
- Councillor Girhiny
 - Attended the Ski Society meeting:
 - The Society is getting great exposure and support from the community.
 - The Society is having a great influence on our youth at the hill and it's great to see!

PUBLIC INPUT PERIOD

None

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

08-2025-02-11: Remuneration Review – Councillor Ward

Councillor Ward moved that council directs administration to determine the average compensation paid to Council members and our CAO.
Carried

09-2025-02-11: Honourable Rajan Sawhney, Minister of Advanced Education letter - Mayor Painter

Councillor Sygutek moved that Council send a letter to Honourable Rajan Sawhney Minister of Advanced Education, thanking her for coming to the community and Council would be happy to meet with her while she is in the area in June.
Carried

IN CAMERA

10-2025-02-11: Councillor Sygutek 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 4:58 pm:

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

Carried

Reconvene

Mayor Painter convened the In Camera meeting at 5:18 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

11-2025-02-11: Councillor Glavin moved that Council come out of In Camera at 5:36 pm.

Carried

12-2025-02-11: Councillor Filipuzzi moved that Council accept the offer to purchase Lot 35, Block 2, Plan 8311587 as submitted, subject to the following conditions:

1. That the price be \$4.25ft²
2. That the applicant is responsible for all costs relating to the redesignation to a suitable land use district.

3. That the applicant is responsible for all environmental assessments / reports, geotechnical assessment, engineering assessment, easements, subdivision, and survey costs relating to these transactions.
4. That the applicant is responsible for all legal costs, including the legal costs of the Municipality, associated with these transactions.
5. That the transaction is completed by June 30, 2025.
6. That the development proposal is commenced by making application(s) for subdivision and/or development permit(s) by October 31, 2027, and construction started by June 30, 2028.
7. At the failure of meeting the timelines stated in par. 4, and 5, or obtaining time extensions as may be required, the Municipality shall be entitled to re-purchase the properties or one of the properties, as may be applicable, at 50% of the selling price, and this condition shall be registered on the certificate of land title as a right of first refusal in favor of the Municipality.

Carried

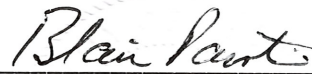
13-2025-02-11: Councillor Filipuzzi moved that Administration starts having detail design completed for infrastructure upgrades to 30th Avenue in Bellevue.

Carried

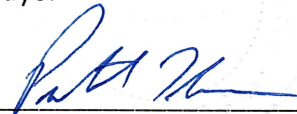
ADJOURNMENT

14-2025-02-11: Councillor Filipuzzi moved to adjourn the meeting at 5:53 pm.

Carried



Blair Painter
Mayor



Patrick Thomas
Chief Administrative Officer