

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, August 19, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, August 19, 2025.

Council Present:

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

Council Absent:

Administration Present:

Patrick Thomas, Chief Administrative Officer
Brian McCulloh, Director of Finance
Sally Turner, Manager of Finance
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

Additions:

Move Item 3.b to Item 10.a

- a) Letter from Bellcrest Senior Citizens Club - Request for Handicap Parking Signs – Councillor Glavin

01-2025-08-19: Councillor Ward moved to adopt the agenda as amended.

Carried

CONSENT AGENDA

02-2025-08-19: Councillor Girhiny moved that Council approve the following Consent Agenda items as amended.

Carried

3.a

Public hearing Ground Rules

That Council accepts the Public Hearing Ground Rules, as information.

3.c

Minutes of the Municipal Historic Resource Advisory committee of May 26, 2025

That Council accepts the minutes of the Municipal Historic Resource Advisory Committee of May 26, 2025, as information.

3.d

Minutes of the Municipal Planning Commission of June 25, 2025

That Council accepts the minutes of the Municipal Planning Commission of June 25, 2025, as information.

3.e

Minutes of the Crowsnest Pass Senior Housing Board of May 26, 2025

That Council accepts the minutes of the Crowsnest Pass Senior Housing Board of May 26, 2025, as information.

3.f

Minutes of the Crowsnest Pass Senior Housing Board of June 9, 2025

That Council accepts the minutes of the Crowsnest Pass Senior Housing Board of June 9, 2025, as information.

3.g

Minutes of the Crowsnest Pass Senior Housing Board of June 23, 2025

That Council accepts the minutes of the Crowsnest Pass Senior Housing Board of June 23, 2025, as information.

ADOPTION OF MINUTES

03-2025-08-19: Councillor Filipuzzi moved to adopt the Minutes of the Council Meeting of July 15, 2025, as presented.
Carried

PUBLIC HEARINGS

Recuse

Councillor Sygutek recused herself from the Public Hearing because she is an adjacent landowner.
Councillor Sygutek left the room at 7:02 pm.

Bylaw 1229, 2025 - Land Use Bylaw Amendment - Redesignate Lot 1, Block C, Plan 0611227 from "Drive-In Commercial - C-2" to "Medium Density Residential - R-2A"

Mayor Painter declared the Public Hearing opened at 7:03 pm for Bylaw No. 1229, 2025

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there was 1 written submission received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1229, 2025.

Bonnie Linderman – Opposed
Brad Vanderburg – In Favor
Marv Hardwood – Opposed
Mindy Pawluk – Opposed

Mayor Painter declared the public hearing closed at 7:20 pm.

Return

Councillor Sygutek returned to Council Chambers at 7:21 pm.

Bylaw 1230, 2025 – Road Closure Bylaw

Mayor Painter declared the Public Hearing opened at 7:22 pm for Bylaw No. 1230, 2025

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 1230, 2025.

Mayor Painter declared the public hearing closed at 7:23 pm.

Bylaw 1232, 2025 - Land Use Bylaw Amendment - Redesignate the lands legally described as Area 'B', Plan 2110634 containing ±0.57 ha (1.41 acres) from "Comprehensive Mixed Use – CM-1" to "High Density Residential – R-3

Mayor Painter declared the Public Hearing opened at 7:24 pm for Bylaw No. 1232, 2025

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 1232, 2025.

Harry Veldman – In Favour
Karen Snyder – In Favour

Mindy Pawluk – In Favour
Vern Harrison – In Favour

Mayor Painter declared the public hearing closed at 7:27 pm.

Bylaw 1235, 2025 – Road Closure Bylaw

Mayor Painter declared the Public Hearing opened at 7:28 pm for Bylaw No. 1235, 2025

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 1235, 2025.

Mayor Painter declared the public hearing closed at 7:29 pm.

Bylaw 1237, 2025 - Land Use Bylaw Amendment - Parking Standards for Apartment Buildings

Mayor Painter declared the Public Hearing opened at 7:30 pm for Bylaw No. 1237, 2025

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 9 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1237, 2025.

Karen Snyder – Opposed
Mike Tuck – Opposed
Amy Renzo - Opposed
Douglas Lindal - Opposed
Mindy Pawluk - Opposed
Bill Ogertschnig - Opposed
Kieth Tkachuk - Opposed
Harry Veldman - Opposed
Ian Thompson - Opposed
Vern Harrison - Opposed

Mayor Painter declared the public hearing closed at 8:08 pm.

Recess

Mayor Painter called for a short recess at 8:09 pm.

Reconvene

Mayor Painter reconvened the meeting at 8:16 pm

DELEGATIONS

Peaks to Pines Residents Association

Pauline Desjardins, Secretary and Rina Beech, Treasurer, of the Peaks to Pines Residents Association were in attendance to present to Council about The Healthy Aging Alberta Grant that ends in March 2026. The Peaks to Pines Residents Association requested funding to sustain the assisted transportation service (Crowsnest Cruisers) for older adults and persons with mobility challenges.

Southwest Alberta Skateboard Society

Amanda Samuel, Treasurer and Everett Tetz, Design – Build Consultant Team, VP Newline Skateparks Inc were in attendance to present to Council an update on the Society's financials for the build of a skateboard park within the Municipality.

REQUESTS FOR DECISION

Bylaw 1211, 2024 – Land Use Bylaw Amendment - Redesignate the lands legally described as Lot 5, Plan 9611980 from “Grouped Country Residential - GCR-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”

Recuse

Councillor Ward and Councillor Kubik recused themselves because they were not present for the Public Hearing. Councillor Ward and Councillor Kubik left the room at 8:48 pm.

04-2025-08-19: Councillor Sygutek moved third and final reading of Bylaw 1211, 2024.
Carried

Return

Councillor Ward and Councillor Kubik returned to Council Chambers at 8:58 pm.

Bylaw 1220, 2025 – Road Closure Bylaw

05-2025-08-19: Councillor Sygutek moved second reading of Bylaw 1220, 2025.
Carried

06-2025-08-19: Councillor Filipuzzi moved third and final reading of Bylaw 1220, 2025.
Carried

Recuse

Councillor Sygutek recused herself because she is an adjacent landowner. Councillor Sygutek left the room at 9:01 pm.

Bylaw 1229, 2025 - Land Use Bylaw Amendment - Redesignate Lot 1, Block C, Plan 0611227 from "Drive-In Commercial - C-2" to "Medium Density Residential - R-2A"

07-2025-08-19: Councillor Ward moved second reading of Bylaw 1229, 2025.
Carried

08-2025-08-19: Councillor Filipuzzi moved third and final reading of Bylaw 1229, 2025.
Carried

Return

Councillor Sygutek returned to Council Chambers at 9:22 pm.

Bylaw 1232, 2025 – Land Use Bylaw Amendment - Redesignate the lands legally described as Area 'B', Plan 2110634 containing ±0.57 ha (1.41 acres) from "Comprehensive Mixed Use – CM-1" to "High Density Residential – R-3"

09-2025-08-19: Councillor Girhiny moved second reading of Bylaw 1232, 2025.
Carried

10-2025-08-19: Councillor Filipuzzi moved third and final reading of Bylaw 1232, 2025.
Carried

Bylaw 1233, 2025 - Tecumseh Expansion Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh)

11-2025-08-19: Councillor Sygutek moved first reading of Bylaw 1233, 2025.
Carried

Bylaw 1234, 2025 - Land Use Bylaw Amendment - redesignate the NW¼ 15-8-5-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1" and "Recreation and Open Space RO-1"

12-2025-08-19: Councillor Ward moved first reading of Bylaw 1234, 2025.
Carried

Recess

Mayor Painter called for a short recess at 9:36 pm.

Reconvene

Mayor Painter reconvened the meeting at 9:44 pm

Bylaw 1237, 2025 – Land Use Bylaw Amendment - Parking Standards for Apartment Buildings

13-2025-08-19: Councillor Ward moved second reading of Bylaw 1237, 2025.
Defeated

Southwest Alberta Skateboard Society (SWASS) Skatepark - Information

14-2025-08-19: Councillor Ward moved to accept the Southwest Alberta Skateboard Society (SWASS) Skatepark – information report, as information.
Carried

COUNCIL MEMBER REPORTS

Councillor Ward and several other Council members attended the Crown Mountain Tour in BC on July 30th.

Councillor Ward and Councillor Sygutek attended a meeting with Northback.

- Senior Management of Northback were present from Australia.
- Customer from Japan, Marubeni was present and mentioned that they have worked closely with Northbacks parent company for many years and they are very interested in the project in the Crowsnest Pass.
 - This company has been around since 1855. They employ 50,000 employees and trade in every commodity that you can imagine. Ex: Agricultural, mining, lumber and many more.
 - They see serious potential here in the Crowsnest Pass!

Councillor Ward attended a Special Municipal Planning Commision meeting regarding the work camp out at Sentinel.

- Lots of work for employees but struggling to find housing for their workers.

Councillor Ward, Councillor Filipuzzi and Councillor Glavin attended the Pincher Creek parade.

- Very well-done parade and a great turn out!

Councillor Ward attended the Big Bounce event that was put on by the Municipality and expressed how wonderful the event was and all the positive feedback he received from the community.

Councillor Glavin mentioned the Amazing Teen Race and invited her fellow Councillors to attend the Amazing Teen Race on September 6th at 1:00 pm.

PUBLIC INPUT PERIOD

Tim May, Manager and Jody Wood, Owner of The Rum Runner – Rural Renewal Program

Geoffrey Legge – Highway concerns

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

**10.a 3.b Letter from Bellcrest Senior Citizens Club – Request for Handicap Parking Signs
– Councillor Glavin**

15-2025-08-19: Councillor Glavin moved that Council create 1 handicap stall in front of the Bellcrest Seniors Centre.
Carried

IN CAMERA

16-2025-08-19: Councillor Ward moved that Council go In Camera for the purpose of discussion of the following confidential matters under the Access to Information Act and to take a short recess at 10:39 pm:

- a. Economic Interests of the Public Body – Land Sale Application – ATIA Section 30

Reconvene

Mayor Painter convened the In Camera meeting at 10:52 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

17-2025-08-19: Councillor Sygutek moved that Council come out of In Camera at 11:04 pm.
Carried

18-2025-08-19: Councillor Kubik moved that Council accept the offer to purchase Lot 13, Block 6, Plan 951056 for residential development in conjunction with the applicants privately owned 10.8-acre parcel (11110 18 Ave) pursuant to the Southmore Phase 2 Area Structure Plan for the purchase price of \$91,288.07 under the following conditions:

1. If Council accepts the offer amount, that the Municipality's intention to sell the property at a reduced land value is advertised pursuant to section 70 of the Municipal Government Act as an incentive for economic development.
2. That the applicant is responsible for all cost associated with the subdivision, consolidation, surveying, redesignation, and legal requirements, including the legal cost of the Municipality, in respect of this land transaction.
3. That this transaction must be completed by June 30, 2026.

DEFEATED

ADJOURNMENT

19-2025-08-19: Councillor Filipuzzi moved to adjourn the meeting at 11:04 pm.

Carried


Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer

