



**Municipality of Crowsnest Pass**  
**AGENDA**  
**Regular Council Meeting**  
**Council Chambers at the Municipal Office**  
**8502 - 19 Avenue, Crowsnest Pass, Alberta**  
**Tuesday, September 16, 2025 at 1:00 PM**

**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

**3. CONSENT AGENDA**

3.a Letter to Mayor and Council from Ron Hungar

3.b Letter from Beairsto & Associates Engineering & Survey, Regarding Byron Hills Ranch Logging Operations

**4. ADOPTION OF MINUTES**

4.a Minutes of the Council Meeting of September 9, 2025

**5. PUBLIC HEARINGS**

5.a Bylaw 1233, 2025 - Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh) - *Public Hearing*

5.b 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" pursuant to the approved Tecumseh Area Structure Plan (Bylaw 1233, 2025) - *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 Jackie Seely, Donor Relations and Development Officer for STARS - Annual STARS Update

**7. REQUESTS FOR DECISION**

7.a Bylaw 1233, 2025 - Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh) - *Second and Thirds Readings*

7.b 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" pursuant to the Tecumseh Area Structure Plan

(Bylaw 1233, 2025) - *Second and Third Readings*

7.c Service Areas Update

7.d Audit Services Contract Award 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**

10.a Foreign Workers Program - Councillor Sygutek

10.b Skateboard Park Project - Councillor Sygutek

10.c Health Advisory Committee Update - Councillor Sygutek

**11. IN CAMERA**

11.a Economic Interests of the Public Body - Land Sales Application - ATIA Section 30

**12. ADJOURNMENT**



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 3.a

**Subject:** Letter to Mayor and Council from Ron Hungar

**Recommendation:** That Council accept the letter from Ron Hungar, as information.

**Executive Summary:**

A letter was received from Ron Hungar to install two art exhibits of a crow for a budget of \$400,000.

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

1041, 2020 Procedure Bylaw

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**

[Lett to Mun CNP-Crows.docx](#)

[Ball Park Estimate of the Cost to Build new Crows in Bellevue.docx](#)

[CROW.jpg](#)

To: Municipality of Crowsnest Pass  
8502 – 19 Avenue, Coleman  
Crowsnest Pass, Alberta T0K 0E0

Attention: Laken Mckee, Executive Assistant – CAO and Council

From: Ron Hungar [REDACTED]

Date: September 7, 2025

Re: LETTER OF REQUEST FOR THE MUNICIPALITY'S REVIEW

I am originally from Bellevue, and in the past three years I have dedicated a majority of my time to contributing to documenting the Coal Mining history and heritage of the Crowsnest Pass in two Coal Mining photo-books, and seven ballads. I have supported the Crowsnest Museum and the Roxy Theatre, and many businesses in the CNP, by holding two events for over 200 people, and researching and visiting the Pass. I have 4 Facebook Groups for CNP people, 2 for the 125<sup>th</sup> Anniversary of Coal Mining, 1 for a School Reunion, and 1 for Homecoming. There are 2,900 members on the 4 Groups, with duplicates of course.

I am requesting that the Council review my proposal to erect new sculptures of the 'Mother Crow, and Baby in a Nest at the Top of a Tree', in Bellevue and Blairmore. Originally, in 1958, Franz Josef Koci designed and created these. The Bellevue sculpture was damaged and removed, and the Blairmore one is possibly not salvageable. Please see the attachment with a photo of the crows.

I used an Internet search to get a ball park estimate of \$400,000 for 2 new full sculptures. Please see the attachment for the details.

A proposed location in Bellevue is on the hill, at the West entrance. I think that this would be an awesome sight for tourists to see from far away, and visit. It would look striking to have some lighting or beacon at night.

It would have been great if my proposal had been included in the Bellevue Beautification Project. I am respectfully requesting that the Council discuss this proposal, and if accepted, allot funds from the Budget to support the design, planning, anything further, and secure land if needed. I have never done this before so please excuse me if I have misspoken about anything. I look forward to hearing from you.

Thank you for your time and consideration,

Yours truly,

Ron Hungar [REDACTED]

Copied to: \*Fred Bradley \*Chris Matthews \*John Kinnear

Attachments: \*Photo & History of Crows \*Ball Park Estimate



## Ball Park Estimate of the Cost to Build new Crows in Bellevue & Blairmore

A basic search on Google for “how much does a bird sculpture 12 feet by 4 feet diameter cost, if cement and steel are used”:

“A custom cement and steel bird sculpture measuring 12 feet by 4 feet in diameter would likely cost anywhere from \$20,000 to over \$100,000 or more, depending heavily on the complexity of the design, the specific artists' experience, the cost of materials, and additional factors like transportation, installation, and foundation requirements.

### Factors Influencing the Cost:

- Artist's Fee: Prices vary significantly based on the artist's reputation and expertise, with established artists commanding higher fees.
- Complexity of Design: A highly detailed or intricate design will add to the cost compared to a simpler form.
- Material Costs: The price of cement and steel will fluctuate based on market conditions, and the quality and type of steel used will affect costs.
- Shipping & Installation: Moving and installing a large, heavy sculpture requires specialized equipment (like cranes) and logistics, which are significant expenses.
- Foundation & Permits: For a public or large sculpture, a substantial foundation, and permits will be necessary, adding to the overall cost.
- Maintenance: Consider ongoing costs for maintaining the sculpture to prevent degradation from the elements, especially in an outdoor setting.

Based on the estimate of the Mother Crow (12' X 4" diameter, est) costing up to \$100,000, and prorating that to the other parts of the sculpture, costs for the Baby Crow \$22,000, the Nest \$22,000, and the tree \$42,000, for a total of \$186,000 so round that off to \$200,000 X 2 full sculptures = **\$400,000 Total Ball Park Estimate.**



## **“REVIVE THE CROWS NEST”**

History: \*\*In 1958 two sculptures of a 12 foot long Crow perched atop a 20 foot tall tree, with a baby Crow in a nest, were erected at each end of Blairmore.

\*\*Designed and created by a local artist, Franz Josef Koci.

\*\*East end of Blairmore Crows moved to Bellevue East entrance, and were damaged and removed.

Today: \*\*A new sculpture is needed for Bellevue.

\*\*Due to a new highway, a relocation is needed.

\*\*The recommended location is on the hill, at the west entrance to Bellevue, to the west of the bathrooms.

\*\*The Municipality would be responsible for any decisions.



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 3.b

**Subject:** Letter from Beirsto & Associates Engineering & Survey, Regarding Byron Hills Ranch Logging Operations

**Recommendation:** That Council accept the letter from Beirsto & Associates Engineering & Survey, as information.

**Executive Summary:**

A letter was received from Beirsto & Associates Engineering & Survey, regarding the Byron Hills Ranch Logging Operation.

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

1041, 2020 Procedure Bylaw

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**

[Response Regarding Byron Hills Ranch Logging Operation - Signed.pdf](#)



September 11, 2025

Chief Administrative Officer  
Members of Council  
Municipality of Crowsnest Pass

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**Re: Response Regarding Byron Hills Ranch Logging Operation**

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Dear CAO and Members of Council,

I am writing on behalf of my client, Mr. Morgan Brady, in response to concerns and allegations raised regarding his logging operation at Byron Hills Ranch. Mr. Brady values transparency and responsible land stewardship, and he wishes to ensure Council has accurate information regarding his work and intentions.

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**Personal Background & Commitment to the Land**

Mr. Brady grew up in the rural area near Waterton Lakes National Park, where his father served as a Public Safety Officer and Bear Specialist with Parks Canada. His father participated in the nationally recognized grizzly bear study alongside biologists such as Steve Herrero. From a young age, Mr. Brady developed a deep respect for nature, spending his time hiking, exploring, assisting with bear monitoring, and hunting as part of his family's heritage.

This background shaped his lifelong appreciation for wildlife and fire prevention. Having served as a firefighter, he has seen firsthand the devastation caused when forests are not actively managed. It is this experience that originally motivated him to establish his logging operation, built on the principles of FireSmart and sustainable land management.

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**Property & Operations**

Byron Hills Ranch encompasses approximately 647 acres, consisting of four quarter-sections—three located within the Municipality of Crowsnest Pass and one within the MD of Pincher Creek. The property carries a unique history. It was once owned by a resource company that operated an underground mine until 1915. When the mine ceased operations, the lands were largely left dormant for decades. In the absence of active management, many neighbouring residents gradually came to treat the area as if it were public land, accessing it informally for personal use.

Despite this perception, legal title to the property has always rested with the landowner, and Mr. Brady now holds clear ownership. Over the years, however, some neighbours have extended driveways, fences, and personal items onto the property. In the interest of maintaining good neighbourly relations and avoiding unnecessary conflict, Mr. Brady initially allowed these encroachments to remain undisturbed. His intent was to demonstrate goodwill and respect for the surrounding community, even though such encroachments legally infringed upon his rights as a landowner.

Upon acquiring the property, Mr. Brady quickly recognized the significant wildfire hazard posed by dense, unmanaged stands of mature timber. Drawing on his background as a firefighter and his understanding of FireSmart principles, he commenced selective logging within days of taking ownership. The primary objective was not simply commercial, but rather to immediately reduce the risk of catastrophic fire on a property that had seen no active management in over a century.

Mr. Brady's forestry approach is measured and deliberate. He harvests approximately 70% of timber while leaving 30% standing, ensuring canopy retention, biodiversity, and wildlife habitat. This strategy is designed to mimic the natural regeneration process that occurs after wildfire, allowing sunlight to reach the forest floor for the first time in decades. As a result, grasses, berry bushes, and other ground-level vegetation will begin to flourish, creating improved forage for elk, sheep, bears, and other wildlife.

Looking forward, Mr. Brady envisions transforming Byron Hills Ranch into a sustainable grassland mountain landscape. Once natural regeneration is underway, the land will be suitable for grazing cattle and horses, combining agricultural use with habitat restoration. His long-term goal is a balanced property that supports fire safety, ecological diversity, wildlife presence, and agricultural productivity—a model of how private land in the region can be responsibly managed for multiple benefits.

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## Addressing Noise and Bylaw Compliance

Concerns regarding noise and early operation have been addressed in full:

- Mr. Brady at the time was not aware of the Community Standards Bylaw restricting operations before 7:00 a.m. and takes full responsibility for not looking into that prior to operations.
- At the time, he was actively working with the Municipality to request an exemption given the distance (over 1.5 miles) from any occupied dwellings.
- During that period, five tickets were issued. Once his exemption request was declined, he immediately paid all fines in full.
- Since then, he has strictly complied with the bylaw, ceasing all operations before 7:00 a.m.

It is important to note the reasoning behind his original early-morning operations. The only mill capable of processing Mr. Brady's large-diameter logs—often up to 30 inches—is located in Castlegar, BC. Local mills in Alberta cannot accommodate logs over 18 inches in diameter, making Castlegar the nearest viable option. Because this facility requires an extensive haul, starting operations earlier in the day maximized safe travel time and production efficiency.

Although adjusting to a later start time has slowed production, Mr. Brady has abided fully by the Municipality's decision and now conducts all operations in compliance with the bylaw.



## **Environmental Stewardship**

Mr. Brady has gone above and beyond the regulatory standards typically expected of private landowners by engaging independent, third-party environmental consultants to oversee his operations. This voluntary oversight ensures that his forestry practices are not only compliant with provincial regulations, but are also proactively designed to protect wildlife, water, and soil resources.

- Vitae Environmental (Pincher Creek) is retained to provide continuous guidance on erosion control, stream protection, site remediation, culvert design and maintenance, and hydroseeding. Their role is to ensure that the integrity of the land is preserved both during and after harvesting operations.
- Strom Environmental, an additional independent firm, was contracted to monitor a Great Blue Heron rookery located in the vicinity of the property. Their biologists conducted daily monitoring seven days a week until the nesting season concluded and the birds vacated the area, ensuring that Mr. Brady's operations did not disrupt this sensitive species.

Mr. Brady also requires his employees to conduct systematic sweeps for cavity trees, which may be used for nesting by birds or other wildlife. Any cavity tree identified is flagged with ribbon and then evaluated by a professional biologist to confirm its habitat value. Importantly, all cavity trees are preserved regardless of outcome—going beyond minimum requirements and ensuring additional habitat protection.

These steps, undertaken at a personal financial cost exceeding \$100,000, reflect Mr. Brady's clear commitment to responsible environmental stewardship. His approach is proactive, science-based, and guided by professionals—placing his operation at a higher standard than is often seen even in regulated commercial forestry.

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## **Waste Management & Security**

Accusations that garbage is being left on site are also misleading and inaccurate. Mr. Brady maintains Crowsnest Pass waste collection bins directly on site, which are used by his employees to ensure proper and lawful disposal of all operational waste.

Unfortunately, much of the litter observed in the area originates from trespassers, unauthorized users, or individuals driving along Adanac Road who dispose of their waste on his property. This is not a reflection of his operation, but rather a symptom of illegal dumping.

To address this problem, Mr. Brady has retained full-time, on-site security staff. These individuals not only deter trespassing but also actively collect and dispose of litter daily, ensuring the property is kept in clean and orderly condition.

For worker welfare, Mr. Brady provides portable washroom facilities on site. While these facilities are intended for employees, they are often used by nearby campers or recreational users seeking to avoid contaminating local ditches. While beyond his control, Mr. Brady nonetheless ensures the facilities are maintained, further contributing to environmental cleanliness.

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### **Neighbour Relations and Defamation**

From the outset, Mr. Brady has attempted to act as a considerate and cooperative neighbour. His actions include:

- Allowing longstanding encroachments such as driveways and personal items on his titled property without objection, despite the fact that he is under no obligation to do so.
- Offering to maintain substantial buffer zones between his harvesting operations and neighbouring properties in order to minimize impacts.

Despite these efforts, Mr. Brady has been the subject of misinformation and unfounded allegations, including claims of environmental damage, improper waste management, and disregard for community standards. Some of these allegations have spread on social media platforms in a defamatory manner, negatively impacting both his personal reputation and the reputation of his business.

In response, Mr. Brady—rather than pursuing legal action—chose a more measured approach. Through legal counsel, he issued a cease-and-desist letter requesting that defamatory comments cease. He has also instructed his security staff and legal representatives to manage trespassing issues firmly but fairly. Importantly, Mr. Brady has not pursued lawsuits, charges, or punitive measures against neighbours. His preference remains dialogue, cooperation, and mutual respect, provided that misinformation and trespassing do not continue.

This demonstrates his consistent commitment to maintaining peace and building constructive relationships, even in the face of hostility and misrepresentation.

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### **Wildlife & Habitat Restoration**

Allegations that Mr. Brady has cleared land adjacent to sensitive natural features such as creeks, rivers, or canyons are categorically false.

No logging has occurred within buffer zones of any watercourses or canyon features. Mr. Brady is acutely aware of the ecological sensitivity of riparian areas and has deliberately ensured that harvesting is conducted at safe distances, with environmental monitoring in place.

In fact, rather than impacting these areas, Mr. Brady has taken steps to enhance their long-term protection. He is currently engaged in discussions with the Province of Alberta to dedicate the canyon portion of his property into Castle Provincial Park, thereby safeguarding its ecological and recreational value for future generations.

This proactive approach demonstrates that not only are allegations of environmental harm unfounded, but that Mr. Brady is actively working to expand conservation opportunities in the region.

It is a misconception that his operations harm wildlife. By selectively harvesting and opening the canopy, sunlight reaches the forest floor for the first time in decades, encouraging berry bushes and grasses—habitats that naturally attract elk, sheep, and bears. This outcome mirrors natural forest-fire renewal cycles and enhances biodiversity rather than diminishes it.

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## Closing

Mr. Brady's intent has always been to responsibly manage his property, reduce fire hazards, restore habitat, and contribute to the local economy. While there are financial returns from logging, the greater vision is of a sustainable mountain landscape that balances environmental stewardship, agriculture, and residential opportunities.

He remains committed to cooperating with the Municipality, addressing concerns in good faith, and ensuring operations comply fully with bylaws and environmental regulations.

Thank you for considering this clarification. Mr. Brady would be pleased to meet with Council or Administration to discuss his operations further and answer any questions directly.

Sincerely,

  
On behalf of **Morgan Brady**  
**Baily Lapp, RPP, MCIP**  
Manager of Planning & Development Services  
**Beirsto & Associates**  
ENGINEERING & SURVEY | 60 YEARS







## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 4.a

**Subject:** Minutes of the Council Meeting of September 9, 2025

**Recommendation:** That Council adopt the Minutes of the Council Meeting of September 9, 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 09 09- Council Meeting Minutes.docx](#)



## Municipality of Crowsnest Pass

### Council Meeting Minutes

Tuesday, September 9, 2025

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A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, September 9, 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  
Laken McKee, Recording Secretary

#### **CALL TO ORDER**

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

#### **ADOPTION OF AGENDA**

#### **Additions:**

**10.b – Hillcrest Clear Cutting – Councillor Sygutek**

**10.c – Council Information Session – Councillor Ward**

**11.b – Privileged Information – Legal - ATIA Section 32 – Councillor Ward**

**01-2025-09-09:** Councillor Glavin moved to adopt the agenda as amended.  
Carried

### **CONSENT AGENDA**

**3.a**

**Minutes of the Municipal Planning Commission of July 23, 2025.**

That Council accept the Minutes of the Municipal Planning Commission of July 23, 2025, as information.

**3.b**

**Minutes of the Municipal Planning Commission of August 12, 2025.**

That Council accept the Minutes of the Municipal Planning Commission of August 12, 2025, as information.

**3.c**

**Minutes of the Municipal Historic Advisory Committee of July 21, 2025.**

That Council accept the Minutes of the Municipal Historic Advisory Committee of July 21, 2025, as information.

**02-2025-09-09:** Councillor Girhiny moved that Council approve the following Consent Agenda items as presented.  
Carried

### **ADOPTION OF MINUTES**

**03-2025-09-09:** Councillor Ward moved to adopt the Minutes of the Council Meeting of August 26, 2025, as presented.  
Carried

### **PUBLIC HEARINGS**

None

### **DELEGATIONS**

#### **Former Agricultural Services Board**

Megan Evans, Dale Paton and Kathy Wiebe former members of the Agricultural Services Board were in attendance to present a Delegation to Council regarding their concerns regarding an Agricultural Services Board.

**REQUESTS FOR DECISION**

**Bylaw 1202, 2024 – Repeal Bylaw 941, 2015**

**04-2025-09-09:** Councillor Ward moved first reading of Bylaw 1202, 2024.  
Carried

**05-2025-09-09:** Councillor Filipuzzi moved second reading of Bylaw 1202, 2024.  
Carried

**06-2025-09-09:** Councillor Ward moved that Council consider moving third and final reading of Bylaw 1202, 2024.  
Carried Unanimously

**07-2025-09-09:** Councillor Glavin moved third and final reading of Bylaw 1202, 2024.  
Carried

**Bylaw 1218, 2025 – Redesignate Lot 15, Block 30, Plan 6808CU from R-1 to R-2A**

**08-2025-09-09:** Councillor Girhiny moved first reading of Bylaw 1218, 2025.  
Carried

**Bylaw 1239, 2025 – LUB Amendment - Redesignate all that portion of 133 Street shown as Area 'A' on Plan , containing ±0.125 ha (0.31 acres), from no zoning (closed road) to "Residential R-1"**

**09-2025-09-09:** Councillor Sygutek moved first reading of Bylaw 1239, 2025.  
Carried

**Bylaw 1240, 2025 – Bear Valley Area Structure Plan (NE-8-7-3-W5M)**

**10-2025-09-09:** Councillor Filipuzzi moved first reading of Bylaw 1240, 2025.  
Carried

**Bylaw 1241, 2025 – Land Use Bylaw Amendment - redesignate the NE-8-7-3-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1" pursuant to the Bear Valley Area Structure Plan (Bylaw 1240, 2025)**

**11-2025-09-09:** Councillor Ward moved first reading of Bylaw 1241, 2025.  
Carried

**Bylaw 1242, 2025 – LUB amendment and subdivision conceptual scheme - redesignate and subdivide Byron Hills lands in Hillcrest**

**12-2025-09-09:** Councillor Glavin moved first reading of Bylaw 1242, 2025.  
Carried

**Bylaw 1243, 2025 Land Use Bylaw Amendment - redesignate an 8.0 ha (20 acres) portion of the NE¼ 18-8-4-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1"**

**13-2025-09-09:** Councillor Ward moved first reading of Bylaw 1243, 2025.  
Carried

**Bylaw 1244, 2025 Land Use Bylaw Amendment - establish the "Reduced Impact Housing – RIH" district, and redesignate Lot 1, Block 40, Plan 9813593 from "Non-Urban Area - NUA-1" to "Reduced Impact Housing – RIH"**

**14-2025-09-09:** Councillor Sygutek moved first reading of Bylaw 1244, 2025.  
Carried

**2026 Annual Franchise Fees**

**15-2025-09-09:** Councillor Glavin moved that Council maintains the current franchise fee rates for both ATCO Gas (25%) and Fortis Alberta (16%) for 2026.  
Carried

**COUNCIL MEMBER REPORTS**

- Councillor Glavin attended the Community BBQ on September 4<sup>th</sup>.
  - Kudos to the Blairmore Lions Club for a job well done!
  - Wonderful turnout despite the weather.
- Councillor Glavin, Councillor Ward and Councillor Girhiny attended The Amazing Teen Race on September 6<sup>th</sup>.
  - The teens were amazing!
  - Councillor Glavin and Councillor Ward competed in the boot camp!
    - It was a great event for everyone of all ages.
- Councillor Filipuzzi and Councillor Ward attended the Dino Days Parade in Cowley on September 6<sup>th</sup>.
  - Well attended parade for such a small town.
- Councillor Ward attended the Community BBQ on September 4<sup>th</sup>.

**Council – Tuesday, September 9, 2025**

- Councillor Ward also attended the ORRSC Meeting on the evening of September 4<sup>th</sup> and reported that according to their Draft Budget for 2026, ORRSC will be increasing their rates.
  - 14% increase on the membership rates and 12% on the GIS rates.
  - The rate increases will impact the Municipality approximately \$25,000 - \$30,000
  - Their projections show for 2027 is a 7% increase.
  - Encourages future Council to have discussions about the Municipality's ORRSC membership further.
- Councillor Ward also mentioned the wonderful turnout at the Cowley parade.
  - For a small community they do a great job putting on events and are well supported by the community.
- Mayor Painter attended the Community BBQ on September 4<sup>th</sup>.
  - Blairmore Lions cooked up 1200 hamburgers and 800 hotdogs!
  - Very well attended despite the cooler weather.
- Councillor Sygutek attended the Community BBQ on September 4<sup>th</sup> and mentioned that she enjoyed seeing so many new faces in our community.
  - Incredible turnout
  - Loved seeing the amount of new young families that have moved into this community, it's awesome to see!
- The Amazing Teen Race recognized the Municipality with a plaque for their 10 Year Anniversary and the municipalities continued contributions to ensure that they are able to put on this event for the youth of our community.
  - 100 grade 7- 12 students participated in The Amazing Teen Race.
  - 1 grade 6 student ran the whole race just to be a part of the event.

**PUBLIC INPUT PERIOD**

Ken Allred - Advocating for the Crowsnest Pass Skateboard Park  
 Henry Koopman – Development concerns  
 Jay Wickens – Hillcrest logging concerns

**COUNCILLOR INQUIRIES AND NOTICE OF MOTION**

**10.a Tree Removal – Councillor Sygutek**

**16-2025-09-09:** Councillor Sygutek moved that Council remove the three trees located on the corner of 13302 16 Ave in Blairmore.

Defeated

**10.b – Hillcrest Clear Cutting – Councillor Sygutek**

**10.c – Council Information Session – Councillor Ward**

**IN CAMERA**

**17-2025-08-19:** 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 8:22 pm:

- a. Confidential Evaluations - CAO – ATIA Section 22
- b. Privileged Information – Legal - ATIA Section 32

**Reconvene**

Mayor Painter convened the In Camera meeting at 8: 36 pm. Patrick Thomas, Chief Administrative Officer and Kristin Colucci, Deputy Chief Administrative Officer in attendance to provide advice to Council.

**18-2025-08-19:** Councillor Sygutek moved that Council come out of In Camera at 9:41 pm.  
Carried

**ADJOURNMENT**

**19-2025-09-09:** Councillor Filipuzzi moved to adjourn the meeting at 9:42 pm.  
Carried

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Blair Painter  
Mayor

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Patrick Thomas  
Chief Administrative Officer



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 5.a

**Subject:** Bylaw 1233, 2025 - Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh) - Public Hearing

**Recommendation:** That Council hold a public hearing in respect of Bylaw 1233, 2025 and consider the input received.

**Executive Summary:**

Bylaw 1233, 2025 proposes the adoption of the Tecumseh Area Structure Plan to establish a framework for redesignation and future subdivision for the NW¼ 15-8-5-W5M.

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

Municipal Government Act s. 692 Planning Bylaws.

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**

[FORMATTED Bylaw 1233, 2025 public notice \(and Bylaw 1234 2025\).docx](#)

[Tanner Smaniotto - Public Hearing Submission Bylaw 1233 and 1234, 2025.docx](#)

[Darren and Dallas Smaniotto - Public Hearing Submission Bylaw 1233, 2025 and Bylaw 1234, 2025.docx](#)



MCP - Letter in Response to Proposed Bylaw 1233, 2025 1234, 2025 (Berlin) FINAL.pdf  
Geoff Legge - Public Hearing Submission - Bylaw 1233, 2025 and Bylaw 1234, 2025.docx  
CCS - Public Hearing Submission - Bylaw 1233, 2025 and Bylaw 1234, 2025.pdf  
202 09 08 - Brad Elenko - Public Hearing Presentation - FINAL.pdf

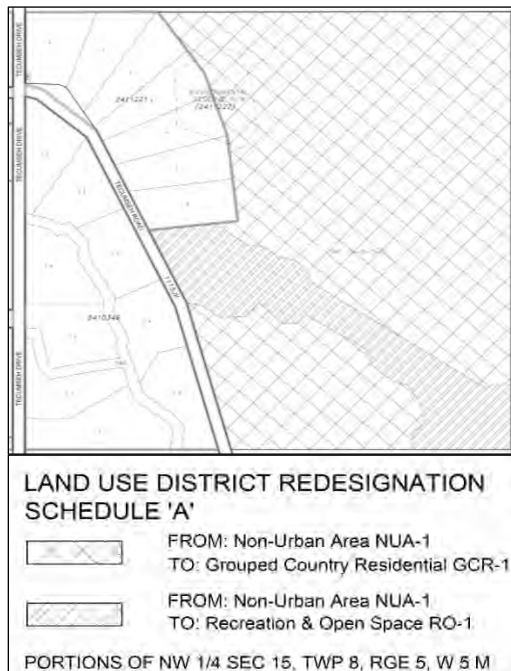
# NOTICE OF PUBLIC HEARING

## MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

### PROPOSED BYLAW NO. 1233, 2025 and BYLAW NO. 1234, 2025

**1:00PM, September 16<sup>th</sup>, 2025**

PURSUANT to sections 216.4, 606, 640, 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. 1233, 2025 being a new area structure plan, and Bylaw No. 1234, 2025 an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1233, 2025 is to adopt a new area structure plan for the NW ¼ Section 15-Twp 8-Rge 5-W5M (3055 Tecumseh Road), containing ±41 ha (101.5 acres), to provide a framework for redesignation, future subdivision and development.

The purpose of Bylaw 1234, 2025 is to redesignate the lands legally described as the NW ¼ Section 15-Twp 8-Rge 5-W5M (3055 Tecumseh Road) from “Non-Urban Area NUA-1” to: A) “Grouped Country Residential GCR-1” [±34.42 ha (85.05 acres)] and B) “Recreation and Open Space – RO-1”, to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the districts.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw 1233, 2025 and Bylaw No. 1234, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 1:00PM on September 16<sup>th</sup>, 2025. Persons wishing to speak to the bylaws 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 bylaws should email the Executive Assistant to the CAO at [publichearings@crowsnestpass.com](mailto:publichearings@crowsnestpass.com) with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September 8<sup>th</sup>, 2025. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

Residents who wish to participate in the Public Hearing by electronic means must submit a request at least 10 days prior to the scheduled hearing. Requests can be submitted through the following link: <https://portal.laserfiche.ca/o8468/forms/publichearingelectronic>. You will be contacted by phone during the public hearing and will have up to 5 minutes to present your remarks. Please note that you will not be able to listen to the entire public hearing remotely.

The proposed bylaw may be inspected at the municipal office during normal business hours, and on the municipal website: <https://www.crowsnestpass.com/planning-development/stay-informed/public-hearings>.

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

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 20<sup>th</sup> day of August 2025.

Public hearing date: September 16th 2025 1 Pm

I am writing to formally express my opposition to the proposed re zoning bylaw 1233 and 1234. Witch seeks too redesignate the lands legally described as NW 1/4 section 15-twp 8-RGE 5-W5M 3055 Tecumseh road from non-urban area NUA-1 to:A "Grouped country residential GCR-1"

Resulting in an increase in the residential density of our neighbourhood by approximately 31% as a long time resident of Tecumseh, I am deeply concerned about the lasting and negative impact this drastic change would have on the quality of life in the community.

This large increase in density is not a modest adjustment, it represents a drastic transformation of our neighbourhood's character. This proposed development threatens to damage our water quality and ecosystem throughout the Tecumseh area. Personally speaking the water well on my personal property is a very low producer, it barely produces enough water to meet my family's day to day needs. What's going to happen when there is 20 new water wells drilled ( some within potentially 100m from my property line)? What will it do to the water table? Most importantly to me, my personal water well production and quality from my water well? Not to mention 20 new septic Fields...

This proposed drastic change in density would be over use to this sensitive ecosystem. I've lived my entire life (29 years) up Tecumseh road grew up there and recently purchased my own property there and have witnessed the elk and deer use 3055 Tecumseh road ( proposed re zoning) as wintering grounds year after year. Re zoning this land would have major impacts on the migratory deer and elk that subside in this property during winter/ spring months. This has also been proven by the Jim Prentice wildlife corridor in partnership with the nature conservancy ( see attached photo)

As a Métis person this land is very important to myself and to other Métis people that live on the Tecumseh road. With Métis cultural practices that emphasize a deep connection to the land through practices such as hunting and gathering, combined with spiritual elements. This land that you are planing to re zone (3055 Tecumseh road) has previously been used for all of the noted activities above by the local Métis community under the previous ownership. These proposed bylaws 1233 and 1234 (re zoning 3055 Tecumseh road) will have impact the Métis people of Tecumseh.

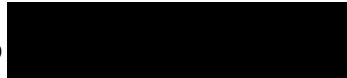
I did not receive a letter for the proposed changes to the to bylaws 1233 and 1234, I actually found out from a neighbour that lives up near the end of the road and was shown the letter. Why is due process not being followed? My property is directly adjacent to this proposed sub division... I was also told that the developer went door to door in the past and promised that there intentions where to just develop 7 parcels (also had to hear it from neighbours because I was not consulted or invited to the private meeting that was held more recently ) like I said even though my property is directly adjacent to the proposed subdivision.

Furthermore the Tecumseh access road is in very poor condition and has been for many years. Why would the council approve higher density on Tecumseh road when the municipality can't even take care of the road.

In conclusion please reconsider the proposed changes to bylaws 1233 and 1234 (3055 Tecumseh road) due to great environmental risks, local indigenous insights and overall character change to this beautiful place.

Sincerely,

Tanner Smaniotto



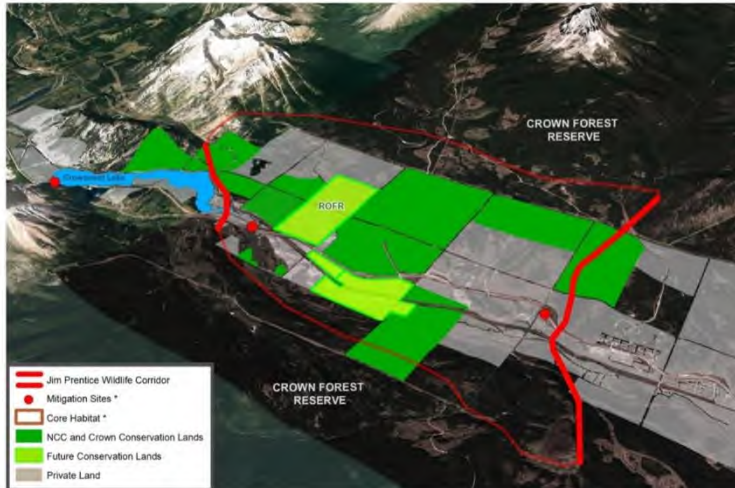
2:51



1 of 1



## Where we are going



Disclaimer: This map is illustrative only. Do not rely on it as being a precise indicator of privately-owned land, routes, locations of features, nor as a guide to navigation. This map may contain omissions or errors. Oct 2018.

natureconservancy.ca







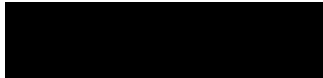
Bylaw No. 1233, 2025 and Bylaw No. 1234, 2025

September 6 – 9:59 AM

To Mayor and Council,

This e-mail is sent to provide my input on the proposed bylaw 1233 & 1234. As a neighboring property owner I have some serious concerns. I have been a long time resident of this area and have seen development in the past cause major issues, I personally have seen a decrease in ground water, natural springs in the area have turned from a healthy flow of water to barely a trickle, wells going dry, bacteria and algae in wells and watersheds. All since the development of acreage parcels in my area, along with increased traffic and dust. This is an ecologically sensitive area, it is headwaters and it is not the place for development, it needs to be and has already been identified as an essential wildlife corridor. It is traditional Métis hunting grounds and is wintering habitat essential for local and wintering wildlife, a large part of the parcel has already been changed to grouped county residential and I feel that further development would cause issues with wildlife and local residents. There has been a lot of this area protected via the nature conservancy and Jim Prentice Wildlife corridor, it has been identified as a critical wildlife corridor and as such should in no way see this scale of development.

Darren and Dallas Smaniotto





**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

██████ Tecumseh Road  
Crowsnest Pass, Alberta

September 7, 2025

Mayor and Council  
Municipality of Crowsnest Pass  
P.O. Box 600  
Crowsnest Pass, AB T0K 0E0

Dear Mayor and Council,

**Re: Public Hearing—Proposed Bylaw No. 1233, 2025 (Tecumseh Area Structure Plan) and Bylaw No. 1234, 2025 (Amendment to Land Use Bylaw No. 1165, 2023) for NW ¼ Sec. 15-Twp. 8-Rge. 5-W5M (3055 Tecumseh Road)**

Pursuant to sections **216.4, 606, 640, and 692** of Alberta's *Municipal Government Act* (RSA 2000, c. M-26), Council has given notice of its intention to consider **Bylaw 1233, 2025**, being a new Area Structure Plan (ASP) for **NW ¼ Section 15-Twp. 8-Rge. 5-W5M (3055 Tecumseh Road)**, ±41 ha (101.5 acres), to provide a framework for redesignation, future subdivision and development; and **Bylaw 1234, 2025**, to amend **Land Use Bylaw No. 1165, 2023** by redesignating the same lands from **NUA-1 (Non-Urban Area)** to **A) GCR-1 (Grouped Country Residential)** and **B) RO-1 (Recreation and Open Space)**. We are adjacent, long-term landowners at **3011 Tecumseh Road**. We write for the **September 16, 2025 (1:00 p.m.)** public hearing to place on the record our serious concern that the ASP and related redesignation rely on **overly optimistic interpretations of groundwater availability** for the proposed 17-lot build-out. While the McElhanney *Groundwater Feasibility Assessment (the feasibility study)* was professionally prepared and transparent about assumptions and limitations, the ASP narrative leans on best-case recharge and mitigation, downplaying the **very low yields, treatment-dependent potability, and uncertainty in sustainable supply** that would be required under Alberta's planning framework and the Alberta **Water Act**.

Below we summarize the key technical findings from the feasibility study and ASP, and our related concerns, for Council's consideration:

1. **Uncertain Groundwater Supply.** The feasibility study estimates sustainable yield from the aquifer varying dramatically, from ~14,000 to ~67,000 m<sup>3</sup>/year and, after safety factors, usable recharge spans ~8,900 to ~40,300 m<sup>3</sup>/year. This broad range underscores substantial uncertainty. Yet the Tecumseh ASP emphasizes only the high-end (~40,300 m<sup>3</sup>/year) figure, neglecting the lower scenario. This selective framing may mislead Council and the public about water abundance. If recharge is nearer the low estimate, the proposed development could rapidly exceed the aquifer's capacity, a significant risk that should be openly acknowledged and addressed.

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

2. **Low Well Yields, Required Cisterns and Misleading Information.** Field testing revealed extremely low well yields: of seven wells drilled, one was dry and the rest averaged only ~0.3 gpm (~1.7 m<sup>3</sup>/day), or about 625 m<sup>3</sup>/year—roughly half the ~1,250 m<sup>3</sup>/year benchmark under Alberta’s Water Act. The Feasibility study noted that applying either Alberta’s 20-year drawdown standard or BC’s 100-day standard would exceed the available drawdown in most wells. Instead, they based yields on the actual volume pumped and recovery times observed during short-term field tests. This further confirms the aquifer’s limited capacity. The ASP’s attempt to justify the low yields by citing Alberta’s municipal household average of 168 m<sup>3</sup>/year is further misleading, as multi-acreage lots typically have significantly higher water demands.

To compensate for poor water performance, consultants recommended pairing every well with a large cistern for slow pumping and storage; consequently, the ASP caps development at 17 well-equipped lots, each requiring a cistern. The feasibility study specifies a cistern size of 5,000 US gallons (equivalent to 10 days of household supply or 19 m<sup>3</sup>), while the ASP cites a cistern requirement of just 300 gallons (under 1 m<sup>3</sup>). Even if this discrepancy is a typographical error, presenting a cistern size that small could be dangerously misleading. Further, that every home must rely on such buffered systems clearly signals the aquifer’s marginal state—without stored reserves, even normal household demand could exceed what each well can reliably provide.

3. **Water Quality and Treatment Requirements.** Well testing reveals groundwater exceeding health or aesthetic guidelines for iron, sodium, fluoride, chloride, total dissolved solids, and turbidity, meaning raw water is hard, mineral-rich, prone to staining, and sometimes fluoridated above acceptable levels. While the ASP notes that iron and sodium exceed guidelines and that treatment “may be required,” the reality is that every household will almost certainly need on-site treatment, such as softening, filtration, or reverse osmosis, to ensure safe and drinkable water. These systems add cost and technical complexity. Moreover, many treatment processes increase water wastage (for example, reverse osmosis or iron filters can waste significant amounts of water during treatment). That means the actual groundwater needed per home will be substantially higher than nominal usage, further straining an already limited supply. The ASP’s cursory mention of water quality does not convey how serious and widespread these issues are, nor how they can impact sustainable water use.
4. **Limited Lot Capacity – Water Constraints on Development Size.** Even though hydrogeologists identified that up to 17 well-dependent lots might be technically supported, supplemented by six hauled-water lots, this scenario remains highly risky and far exceeds what the aquifer can likely sustainably handle. The reduction from an initial 31-lot proposal to 23 (17 wells plus 6 hauled water) reflects modelled constraints under ideal assumptions, not a safe or prudent threshold. Indeed, the study itself stresses that even at this density, rigorous monitoring and conservative water use would be mandatory to prevent failure. Approving development at this “maximum potential” leaves no safety margin, it effectively assumes the aquifer will support full demand without deviation. Given the uncertainties inherent in recharge estimates, yield variability, and climate impacts, permitting 17 well-reliant homes is clearly overreach. A more cautious path, with fewer wells, phased build-out,

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

and performance-based review, is necessary to avoid over-issuing water rights, jeopardizing supply, and potentially causing conflict among community members.

**5. Septic System Design Constraints and Lot Layout Challenges.**

Variable groundwater accessibility could significantly complicate the required separation distances for septic mound systems. This variability limits where septic systems, and therefore homes, driveways, and other lot features, can safely and feasibly be located, restricting design flexibility and potentially rendering some proposed lot configurations unbuildable under the Standard.

**6. Potential Impacts on Neighbours and the Environment.** The groundwater study claims new pumping won't harm nearby wells or ecosystems, citing two assumptions: (a) groundwater flows predominantly southeast, away from most existing wells; (b) the plan retains 60% of estimated recharge as a buffer. While reassuring on paper, these rely on model outputs fraught with uncertainty, especially if actual recharge aligns with the low end of estimates or if several wells pump simultaneously during dry spells. The consultants advise protective measures like ~100 m well spacing and limited pumping, but the ASP treats these risks as already resolved.

**7. Economic Implications on Adjacent Landowners.** Insufficient water yields can have broader economic implications, specifically, depressed property values. If the aquifer cannot reliably deliver, all landowners in the area are affected, which could raise concerns among buyers, lenders, and insurers, leading to diminished property value and marketability.

**8. Legal Adequacy under the Alberta Water Act.** Under the Alberta Water Act and related subdivision regulations, a new development must demonstrate that each lot has a sufficient and reliable water supply without imposing undue hardship or risk on existing water users. The fact that the Tecumseh proposal depends on measures like cistern buffering, restrictive usage, or ongoing water hauling, rather than demonstrating an adequate natural supply, is contrary to the Act's purpose. While the Act allows household use exemptions up to 1,250 m<sup>3</sup>/year without requiring a license, reliance on auxiliary systems implies that the natural supply is insufficient, raising serious questions about the proposal's legal and ethical alignment with the Act's intention to ensure adequate water for each lot and to protect existing users and the environment. In other words, if the only way to make the subdivision workable involves extraordinary measures instead of demonstrating a reliable, standalone water supply, we question if the proposal meets the spirit or the practical requirements of the Water Act.

While we recognize the thoroughness of the McElhanney groundwater study and the ASP's incorporation of its recommendations, the plan remains overly optimistic about water availability. The aquifer is clearly under stress and can only support a limited number of homes, each requiring supplemental storage and treatment. At the proposed 17 new lots, this will push the aquifer to its modeled limit, with no margin for error. If optimistic assumptions fail, consequences could include dry or underperforming wells, emergency hauling, impacts on neighboring water users or wetlands, and potential legal liabilities for the Municipality.

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use  
Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

**Recommendation**

**Recommendation.** Please withhold approval of Bylaws 1233 and 1234 until it can be clearly demonstrated through independent, conservative pumping tests, licence-feasibility analysis, and drought-aware modelling, that each future household can reliably access groundwater within the Water Act's household exemption without compromising yield, nearby well owners, wetlands, or requiring emergency water supply.

**Conclusion**

The evidence clearly shows a water-constrained aquifer with very low well yields, treatment-dependent potable quality, and substantial uncertainty in sustainable supply. Approving a build-out premised on the most optimistic recharge estimate, and on universal cisterns/treatment to bridge basic household needs, would shift foreseeable water risks to future residents, neighbours, and the Municipality. These risks extend beyond water access to include reduced property values and increased liability for the Municipality. To pause before proceeding is not only prudent but necessary, Council must ensure that the aquifer can sustainably support all proposed wells under realistic conditions, using independent testing, conservative modelling, and drought-aware scenarios, not wishful thinking. This approach fulfills Council's legal obligations under both the Subdivision and Development Regulation and the Water Act. In short, pausing now until the supply is verified protects public interest, safeguards the environment, and keeps Council aligned with its statutory duties.

Thank you for considering our submission. We would be pleased to answer questions or provide supporting materials.

Sincerely,



Shelly Berlin ( [REDACTED] ) on behalf of Shelly Berlin, Darrin Berlin and  
Randall Berlin  
[REDACTED]

cc: The Honourable Dan Williams, Minister, Municipal Affairs, [minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)  
The Honourable Rebecca Schulz, Minister, Environment & Protected Areas, [epa.minister@gov.ab.ca](mailto:epa.minister@gov.ab.ca)

September 8, 2025 11:56 am.

Regarding Bylaw 1233, 2025 and 1234, 2025.

To mayor and Council,

I would like to speak at this hearing and here are my notes

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>

> I would like to point out a couple of aspects of this development that seem very counterproductive.

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> If in fact, this development were to go through and the majority of these new constituents found that their wells were either dry or mostly useless as we have tried to point out that these wells will likely be very poor. If I were in their shoes at that point, I would be coming back to this council and or future council and asking how is it that this council proposed we were going to have wells that would work as hoped in this development package and yet you were warned that it pointed to a very different outcome. Especially the families downstream that could be negatively affected. Yet once again another aspect not researched to show that downstream users are likely greatly affected.

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> This Council could have as many as 23 or more families that are severely affected. I would suggest to the new constituents to hire a lawyer and come knocking on this council's door. Maybe they could suggest to the Municipality of the Crowsnest Pass can now truck water into their underground cisterns for free.

>

> Seems rather unusual that we have another recent development that also has this municipality pay for water to be trucked into underground cisterns for free.

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> The results of this report clearly shows our position is logical but taking the interpretation that the municipality is proposing is very careless.

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> The next part that I really dislike is how constituents are hiring lawyers to fight future development problems, and we ourselves as constituents are paying for the municipality to hire lawyers to fight our constituents.

>

> I learned in school that our local municipalities were here to represent the constituents wishes and concerns.

>

> To open ourselves up for another one of these cases of constituents versus our municipality seems completely counterproductive.

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> We are quite fortunate in this municipality to have incredibly intelligent people that grew up here and retired here and moved here for work. It is a huge travesty to not use all of these people's talents to further our municipalities progress.

>

> I believe a meeting with the CAO would be advisable to discuss liability issues before the next readings.

Geoff Legge



**Brief Opposing**  
**Proposed Bylaws No. 1233, 2025 and NO. 1234, 2025: Land Use Bylaw Amendments**  
**By**  
**Crowsnest Conservation Society**  
September 8, 2025

The Crowsnest Conservation Society is “a diverse group of individuals with a passion for nature and the beautiful landscapes in the Crowsnest Pass and surrounding area. We share a strong conservation ethic.” Our vision states “we work together with community partners” to ensure “private and public decisions about land development are made with the long term needs of wildlife and sustainable community as key factors.” (<https://www.crowsnestconservation.ca>)

The Crowsnest Conservation Society urges you to reject this Tecumseh Area Structure Plan and application by SentrySix for a rezoning of Non-Urban Area – NUA-1 land to Grouped Country Residential- GCR-1 and of Non-Urban-NUA-1 to Recreation and Open Space – RO-1. It will result in the subdivision of this property to create 23 Grouped Country Residential lots.

There are five important reasons for rejecting these applications;

- Proposed Zoning and Housing Type not needed or desirable
- Interference and Reduction of Wildlife Corridors
- Risk of Damage to Existing Wetlands on Property
- Lack of Access to Potable Water
- Impact of more Septic Fields in the area

**1. Proposed Zoning and Housing Type not needed or desirable**

- a. The creation of an additional Grouped Country Residential Subdivision within our municipality is not needed or desired.

“The MCNP is also dealing with a legacy of large lot, low density housing, typically called “country residential development. P.25 MDP

We have too many GCR subdivisions which have never been completed by developers, to the detriment of current residents who have no access to water for fire prevention or no egress if the single access road were to be closed. Most of these existing subdivisions have not yet sold or had residences built on each lot. It makes no sense to start another subdivision.

- b. The proposal for a Grouped Country Residential Subdivision is in contravention of Council’s own Municipal Development Plan (2000).

“Densification is the basis of the MCNP growth strategy...Setting density targets for new development areas means that more people will live on a smaller footprint of land, which makes infrastructure delivery more affordable, supports businesses and protects important natural areas. This is particularly important in Crowsnest Pass because of the limited land base and environmental constraints. P.29 MDP

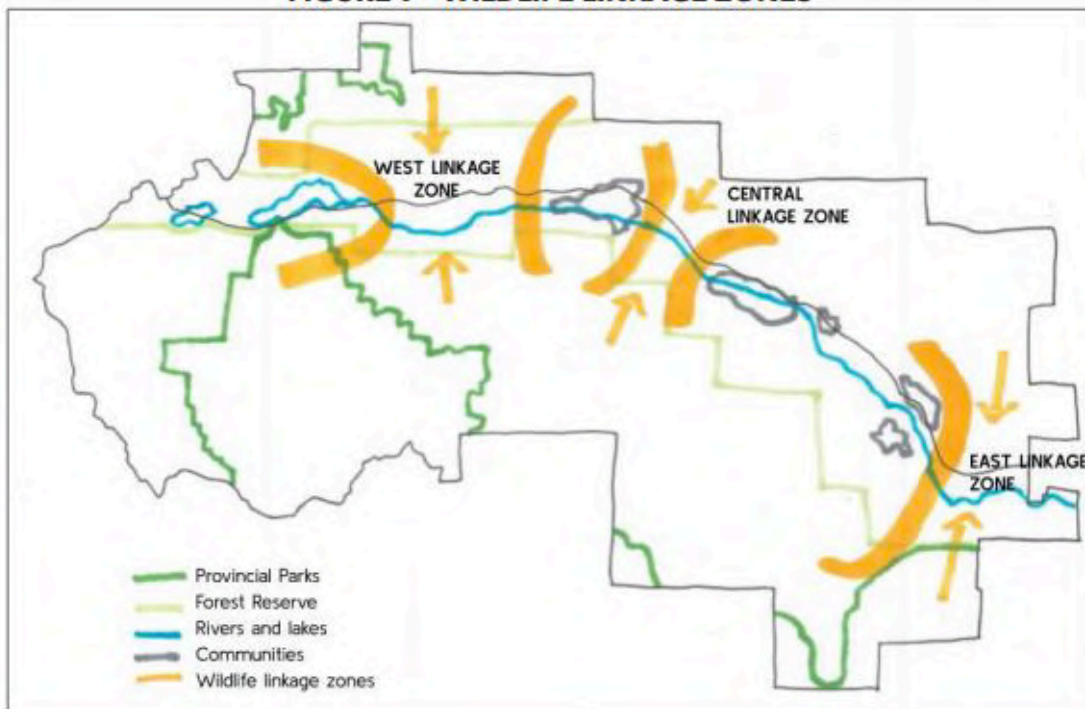
“GOAL: Direct new residential development to existing urban areas and establish a sustainable density target – supporting a wide range of housing option in size, style, and price for a diverse population. P.60 MDP

## 2. Interference and Reduction of Wildlife Corridors

The Crowsnest Conservation Society supports all the work done recently by environmental groups to support wildlife connectivity in our area, such as Road Watch, Miistakis Institute, and the Nature Conservancy of Canada (NCC). This research and planning should be respected rather than allowing a residential development that will jeopardize wildlife movement.

- a. A survey quoted in the *Crowsnest Pass Municipal Development Plan* stated that 93% of people identify the natural environment as the most defining characteristic of the Crowsnest Pass. (P.101 MDP). That priority held by local residents would be ignored if Council approved this Area Structure Plan and rezoning.
- b. This proposed development is in the middle of the municipally-defined West Zone wildlife linkage corridor (MDP, P.15).

**FIGURE 9 - WILDLIFE LINKAGE ZONES**





The NCC created the Jim Prentice Wildlife Corridor and has conducted a wildlife monitoring study with Miistakis Institute over the past three years. They have proven that the Crowsnest Pass “contains the highest number of medium and large animal species in North America” (Miistakis Institute and NCC, 2022). Road Watch and Miistakis had previously identified where wildlife collisions occurred and where a wildlife crossing structure would be valuable.

The evidence collected by these three organizations confirm that the West Wildlife Linkage Zone as described in the MDP is critical to the movement of large wildlife.

- c. The designation of these particular Non-Urban lands for any type of development is in contravention of the current *Crowsnest Pass Municipal Development Plan* which emphasizes the importance of maintaining wildlife corridors.

“The municipality’s five urban communities are separated by areas that remain generally undeveloped. In effort to retain critical habitat areas and wildlife linkage zones, and to maintain distinct identities for each community within the municipality, these spaces should be left in an undeveloped state (not including linear uses like trails and utilities).  
P. 35 MDP

“Goal: Sustain a harmonious balance between natural and built environments by directing development to built-up areas – preventing the fragmentation of wild lands and preserving the unique biodiversity of the MCNP. P. 74 MDP

- d. This proposal is also in contravention of the Alberta government requirement for the Municipality to abide by the South Saskatchewan Regional Plan, approved in 2014 and amended in 2018, under the *Alberta Land Use Act, Regulatory Details, Part 1, Section 2,(1.c)*.

The South Saskatchewan Regional Plan states key outcomes as:

“Biodiversity and ecosystem function are sustained through shared stewardship.”

“Watersheds are managed to support healthy ecosystems and human needs through shared stewardship.”

“Land is used efficiently to reduce the amount of are that is taken up by permanent or long-term developments associated with the built environment.”

“The quality of life of residents is enhanced through... the preservation and promotion of the region’s unique...natural heritage.” SSRP P.45, 46

and strategic directions as

“Conserving and Maintaining the benefits of biodiversity.”

“Advancing watershed management.”

“Promoting efficient use of land.”

“...preserving and promoting the region’s unique...natural heritage.” SSRP P.45, 46

- e. We recognize the attempts by the proponent to accommodate the existing wildlife patterns by excluding much of the Old Growth Forest area from the planned residential lots. It may help to mitigate the future situation but avoiding development altogether would be better for wildlife.

### 3. Risk of Damage to Existing Wetlands within the proposed development.

The Biophysical Assessment submitted by the developer identifies nine wetlands within the proposed area. It is admirable that each of those wetlands with a 30 m buffer will be part of the future Municipal Environmental Reserve. It is worth noting, however, that

“McElhanney recommends conducting a Pathway 5 – Comprehensive Desktop Delineation with Field Verification. Furthermore, any proposed impacts to wetlands would require a Wetland Assessment Impact Report (WAIR) prepared by a QWSP, which would be the responsibility of the developer. To accurately determine the permanence of each wetland, a field assessment using the ABWRET-A protocol will be necessary as well as a review of aerial photographs dating back further than 1971 if available.” *Biophysical Assessment Report: Sentry Ridge Development*, P.17

The Crowsnest Conservation Society believes that a detailed on-site examination of the wetlands and regionally sensitive areas must be required by Council to ensure that the proposed development adheres to the *Municipal Development Plan*, the *Standards of Development* in the municipal *Land Use Bylaw* and the expectations of provincial agencies regulating such areas.

We also urge Council to require actual land allocation rather than money in lieu of Environmental Reserve. Availability of land is finite. Money is just spent.

### 4. Lack of Access to Potable Water

- a. The *South Saskatchewan River Basin Management Plan (2015)*, under the *Alberta Water Act*, has not allowed any new water licenses since 2006 except for conservation purposes.

This proposal is for a new Grouped Country Residential subdivision within the South Saskatchewan River Basin. It will have to be demonstrated that the new wells are not taking water from the aquifers in the closed river basin. We could not find any references to the South Saskatchewan River Basin in the groundwater report, although four different aquifer types at differing levels are identified.

- b. The *Crowsnest Pass Land Use Bylaw* for Grouped Country Residential subdivision requires access to potable water for each lot (Schedule 2-GCR-1). Also, under the *Alberta Municipal Development Act*, the *Subdivision and Development Regulations* require the availability and adequacy of a water supply.
7. “In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application, ...f) the availability and adequacy of a water supply...” *Subdivision & Development Regulations*, P.10 (emphasis added)

The Crowsnest Conservation Society is concerned that the *Phase Three Groundwater Availability Assessment* report on Page 32 repeatedly uses words like “estimated annual recharge,” “assumed yield,” and “number of lots determined in consideration of estimated

groundflow” (McElhanney Ltd, *Phase Three Groundwater Availability Assessment*). None of these phrases give us confidence that there is sufficient water for a total of 30 subdivision lots in Sentry Six holdings in addition to the existing dwellings in the adjacent area.

We recognize that the groundwater report advises that six of the 23 new lots must use cisterns due to the likely low flow of shallower wells. We support that these cisterns should be a requirement prior to subdivision. We also appreciate the prohibition of additional wells on those properties.

## **5. Impact of more Septic Fields in the area**

The Area Structure Plan expects that each lot owner will be responsible for establishing a method for handling sewage from the dwelling. It is hoped that advice will be sought from knowledgeable professionals who will then install the best type of sewage system for that property, taking the total number of existing and new septic fields into consideration.

The Crowsnest Conservation Society is concerned that the additional of 23 more septic fields to the existing dozens in the area have an increased risk of contaminating wells, horizontal aquifers, and natural water courses near the headwaters of the South Saskatchewan River. The recent example of the Beaver Mines community is an example of the risks and expenses incurred when groundwater cannot provide potable water anymore.

## **Conclusion**

There are five important reasons the Crowsnest Conservation Society opposes Proposed Bylaws No. 1233, 2025 and No. 1234, 2025, that would allow SentrySix to create a new Grouped Country Residential Subdivision in the Tecumseh part of the Municipality of the Crowsnest Pass.

- Proposed Zoning and Housing Type not needed or desirable
- Interference and Reduction of Wildlife Corridors
- Risk of Damage to Existing Wetlands
- Lack of Access to Potable Water
- Impact of more Septic Fields in the area

The Crowsnest Conservation Society urges you to deny approval of Proposed Bylaws No. 1233, 2025 and No. 1234, 2025.

Council’s refusal to approve this application will help to maintain existing wildlife corridors, water quantities and quality, the integrity of our own municipal goals, and provincial requirements that are committed to preserving healthy natural landscapes for future generations of Albertans.

## References

- Miistakis Institute and Nature Conservancy of Canada (2022), *Linking Landscapes: Helping Wildlife Move around the Crowsnest Pass*.  
[https://www.rockies.ca/files/reports/MIR\\_NCC\\_LinkLandscapes\\_ParticipantUpdate\\_OCT2022\\_Final.pdf](https://www.rockies.ca/files/reports/MIR_NCC_LinkLandscapes_ParticipantUpdate_OCT2022_Final.pdf)
- Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA). Current in 2016.*
- Municipality of Crowsnest Pass Development Plan (MCDP), Bylaw No. 1059, 2020.*
- McElhanney Ltd, *Biophysical Assessment Report: Sentry Ridge Development*, 2025
- McElhanney Ltd, *Phase Three Groundwater Availability Assessment*, 2025
- SentrySix Land Corporation (2023). *Tecumseh Subdivision Development Proposal*. (Proposal).
- Standards of Development, Municipality of Crowsnest Pass Land Use Bylaw No. 868-2013, consolidated to Bylaw No. 1157-2023.I (LUB).*
- South Saskatchewan Regional Plan (2014, Amended 2018) (SSRP)*. Developed pursuant to section 13 of the *Alberta Land Stewardship Act*.
- South Saskatchewan River Basin Management Plan*, under the *Alberta Water Act*. (2015).
- McElhanney Ltd, *Tecumseh Area Structure Plan*, 2025

# TECUMSEH AREA STRUCTURE PLAN & LAND USE BYLAW AMENDMENT

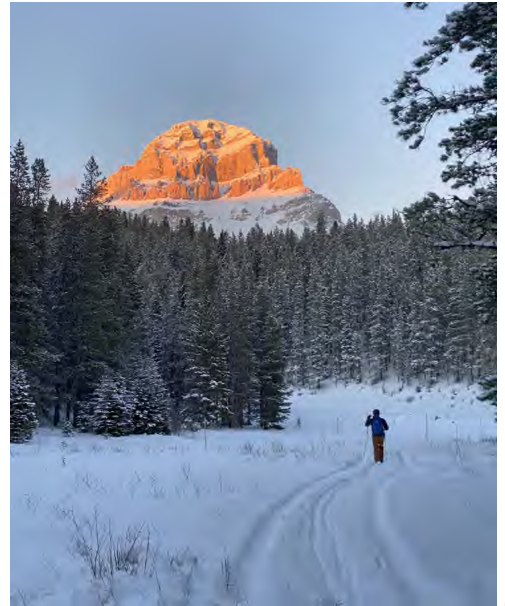
3055 Tecumseh Road  
Municipality of Crowsnest



# Introduction - SentrySix

## » SentrySix Land Corp.

SentrySix is a locally based company with a vision of fostering gentle, environmentally responsible country residential living in Crowsnest Pass.

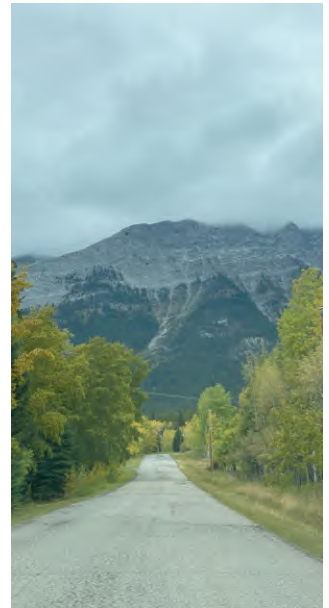


# Vision - Tecumseh ASP

The Tecumseh ASP envisions a thoughtfully planned, low-density rural country residential neighbourhood that embraces the natural beauty, rural character, and ecological integrity of Crowsnest Pass.

This vision emphasizes site-responsive design, where lot layouts, building envelopes, and infrastructure are carefully planned to preserve important natural features—such as wetlands, wildlife corridors, and mature forest stands—while maintaining privacy, view corridors, and the rural character of the landscape.

The proposed zoning for the ASP area will be consistent with the ASP creating the Grouped Country Residential and Recreation and Open Space Land Use Designation.



# Technical Site Analysis

## Historical and Archaeological Review - October 2023

- » Recommendation for historical resources clearance, allowing the project to proceed without additional archaeological constraints

## Wetland and Biophysical Assessment - February 2025

- » Recommended Avoidance Areas Map - *Plan Complies*
- » Preserve all wetlands with 30 m buffers. - *Plan Complies*
- » Establish a continuous wildlife corridor through the old growth forest in both east-west & north-south directions. - *Plan Complies*
- » Focus development in already-disturbed areas to avoid habitat loss. - *Plan Complies*





# Technical Site Analysis

## Geotechnical Assessment Report - October 2023

- » Subsurface Conditions: Favourable conditions for development
- » Site Suitability: No major Geotechnical constraints are anticipated
- » Septic Feasibility: Soils provide adequate permeability and loading capacity to support typical rural septic systems

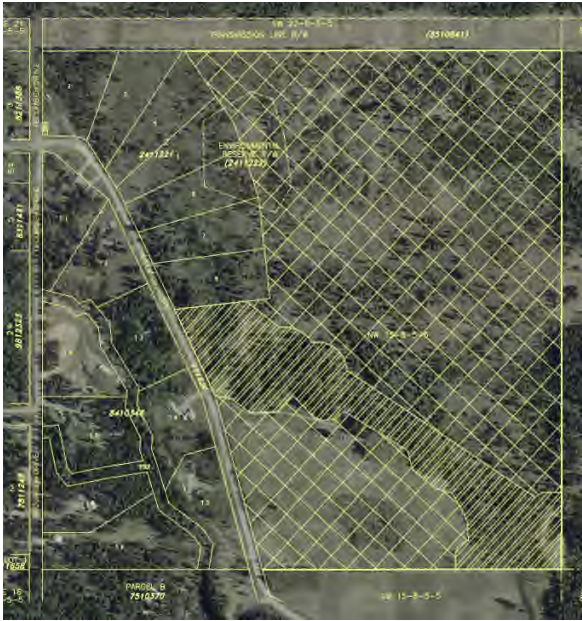
## Groundwater Availability Assessment Report - February 2025

- » A key finding of the groundwater assessment is that the proposed development will not negatively impact existing groundwater users.
- » The direction of groundwater flow across the site is toward the southeast, away from the majority of existing residential wells.
- » The study accounted for potential cumulative effects by incorporating a conservative safety buffer in the recharge calculations, which further supports the conclusion that even down-gradient users to the south and southeast will remain unaffected by new water withdrawals
- » The Groundwater Assessment Report was authored by Remi Allard, a Senior hydrologist with 40 years of experience in both western Canada and internationally.

# Land Use Plan



ASP LAND USE CONCEPT PLAN



Land Uses	Area (ha)	Percentage of Gross Developable Area
Residential	31.86	77.6%
Environmental Reserve & Environmental Easement	6.38	15.5%
Roads	2.82	6.9%
Total	41.06	100%

# ASP Compliance with MDP

MDP Policy	ASP Alignment
<b>1.2.6 Municipal Reserve Dedication Criteria</b>	The municipality proposes municipal reserve dedication to consist of dedication of 10% of gross developable area, consistent with the MGA and MDP provisions.
<b>2.3.4 FireSmart Residential Development</b>	FireSmart design principles have been incorporated, including vegetation buffers, building material guidelines, and defensible space measures.
<b>2.3.5 Country Residential Development</b>	The ASP supports country residential development with rural-appropriate road networks, passive recreation opportunities, and trail connectivity. The proposed development is outside urban growth nodes and meets MDP criteria for an appropriate residential designation.
<b>4.2.5 Environmental Reserve</b>	The ASP establishes Environmental Reserve Easements over wetlands, buffers, and the old growth forest wildlife corridor. (In addition to the 10% municipal reserve dedication)
<b>4.2.6 Wetlands</b>	Wetlands identified in the biophysical assessment are protected with 30 m buffers and integrated into the stormwater and land use plans.
<b>4.2.7 Wildlife Linkage Zones</b>	A continuous wildlife corridor has been established in this ASP in both E/W & N/S directions.
<b>4.3.1 and 5.1.4 Storm Water Management</b>	Stormwater management strategies include on-site infiltration, runoff control, and discharge to wetlands at pre-development rates.
<b>4.3.2 Soil Stabilization</b>	Subdivision and development policies address erosion control, sediment protection, and slope-sensitive design.
<b>4.3.3 Building Materials and 4.3.4 Energy Efficiency</b>	The ASP encourages energy-efficient and FireSmart-compatible materials that support rural sustainability.

# ASP Compliance with other Plans & Policies

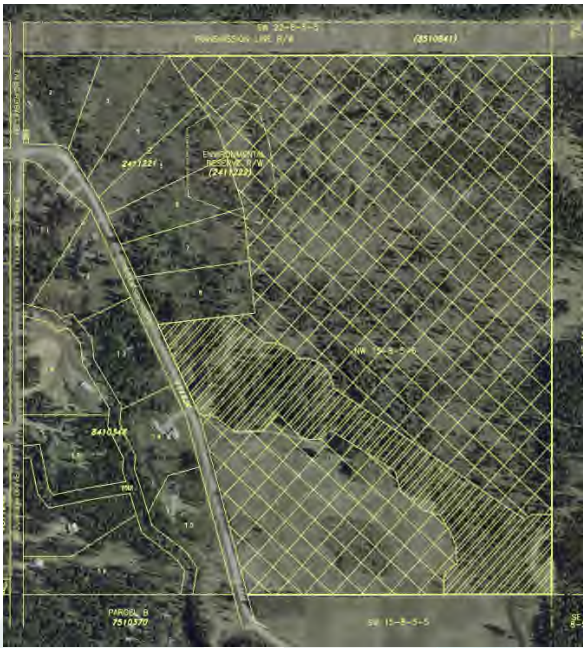
## *Compliance with other Municipal Plans, Policies & Standards*

The Tecumseh ASP has been developed with reference to the following municipal documents and strategies:

- » **Strategic Plan**
- » **FireSmart Bylaw**
- » **Safety Codes Permit Bylaw Amendment – FireSmart Principles**
- » **Engineering and Development Standards**

# Land Use Compliance with Proposed Tecumseh ASP

LAND USE PLAN



is consistent with

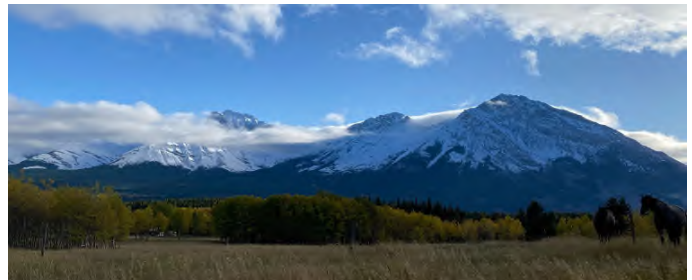
ASP LAND USE CONCEPT PLAN



# Engagement Overview

**Engagement efforts were structured in two key phases:**

- » Pre-engagement Notification Phase, which invited early input from affected landowners, referral agencies, and community organizations;
- » Formal Community Engagement Open House, which included a Community Open House following the submission of the draft ASP.
- » Outreach was made to multiple agencies including ATCO, TELUS, Fortin Alberta, Alberta Health Services - Environmental Public Health, Alberta Transportation, Alberta Environment and Protected Areas, Nature Conservancy of Canada, and others.



**The following concerns were identified during discussions at the open house:**

- » Environment - Concerns were raised about the proposed development's impact to wildlife and wildlife migration corridors.
- » Water - Concerns were raised that development would impact groundwater availability.

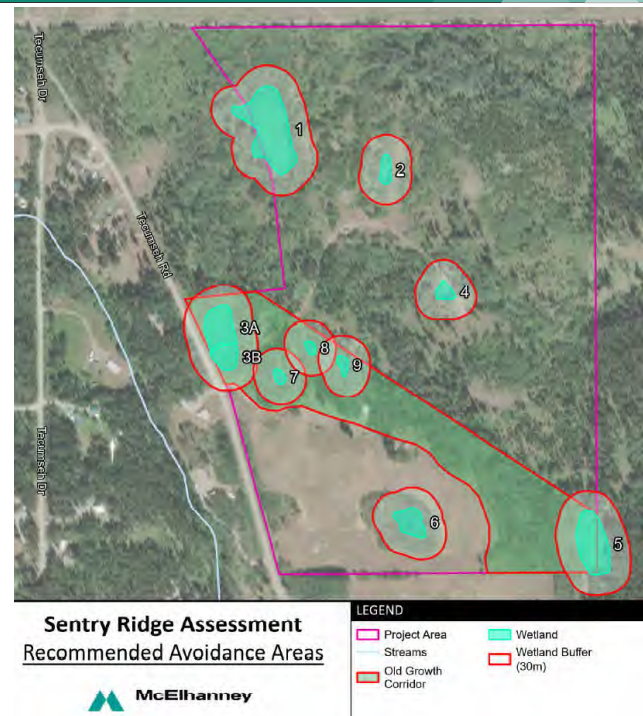


# Water Concerns Addressed

- » The hydrotechnical report was authored by Remi Allard, a Senior Hydrologist with 40 years of experience with a specialty in urban hydrogeology including cumulative impacts of development on groundwater budgets.
- » Hydrotechnical report outlined that no more than 17 residential lots within the Plan Area shall be permitted to install individual water wells with mandatory cistern installations required on these lots to reduce peak aquifer demand and support groundwater sustainability.
- » A restrictive covenant will be registered to limit the number of lots with wells to 17.
- » Additional lots over 17 lots (up to a maximum of 6 lots) may be approved on the condition that they shall not be permitted to drill wells, and be serviced by an on-site cistern, with a minimum size of 3000 gallons. This will be ensured through the registration of a covenant on the titles of the properties.

# Environmental Concerns Addressed

- » A wetland and biophysical assessment of the property was completed to identify valued ecosystem components.
- » Wildlife Corridor runs east-west on the property and will be owned by the Municipality
- » In response to public concern with wildlife corridor connectivity to the powerline corridor north of the property, an environmental reserve easement will be created to provide a north-south wildlife corridor to allow wildlife to access the hydro-line corridor.
- » All identified wetlands on the property will be placed within either an environmental reserve or environmental reserve easement which will include a 30-metre vegetated buffer to protect water quality and habitat.





# Rationale/Justification

- » The Tecumseh ASP aligns with the relevant policies in the Municipality of Crowsnest Pass Municipal Development Plan and other relevant planning frameworks.
- » Professional Environmental reporting completed on the property with environmental values identified. Environmental values will be protected through and an Environmental Reserve and Environmental Reserve Easement. Key environmental values protected / preserved.
- » In addition to providing an east-west wildlife corridor, the developer has also protected land for a north-south wildlife corridor to allow wildlife to easily access the hydro corridor.
- » Professional Hydrotechnical reporting completed by a reputable professional engineer, confirming that well water can be supplied for 17 lots with the lots also requiring a cistern to reduce peak hour water usage. Up to six additional lots could be created using only a cistern for water, no well allowed.
- » The proposed land is compatible with the surrounding rural land uses and will not have a negative impact on the use and enjoyment of adjacent or surrounding properties.
- » Supports a high quality of life through thoughtful site planning and servicing strategies.
- » Proposed Land Use Designation change to Grouped Country Residential and Recreation and Open Space is consistent with proposed Tecumseh ASP.

# THANK YOU



**McElhanney**





## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 5.b

**Subject:** 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" pursuant to the approved Tecumseh Area Structure Plan (Bylaw 1233, 2025) - Public Hearing

**Recommendation:** That Council hold a public hearing in respect of Bylaw 1234, 2025 and consider the input received.

**Executive Summary:**

Bylaw 1234, 2025 proposes to redesignate the NW¼ 15-8-5-W5M in accordance with the land use concept in Bylaw 1233, 2025 the Tecumseh Area Structure Plan.

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

Municipal Government Act s. 692 Planning Bylaws.

Bylaw No. 1165, 2023, as amended.

Bylaw 1233, 2025 Tecumseh Area Structure Plan.

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**

[FORMATTED Bylaw 1234, 2025 public notice \(and Bylaw 1233 2025\).docx](#)

Tanner Smaniotto - Public Hearing Submission Bylaw 1233 and 1234, 2025.docx  
Darren and Dallas Smaniotto - Public Hearing Submission Bylaw 1233, 2025 and Bylaw 1234, 2025.docx  
MCP - Letter in Response to Proposed Bylaw 1233, 2025 1234, 2025 (Berlin) FINAL.pdf  
Geoff Legge - Public Hearing Submission - Bylaw 1233, 2025 and Bylaw 1234, 2025.docx  
CCS - Public Hearing Submission - Bylaw 1233, 2025 and Bylaw 1234, 2025.pdf  
202 09 08 - Brad Elenko - Public Hearing Presentation - FINAL.pdf

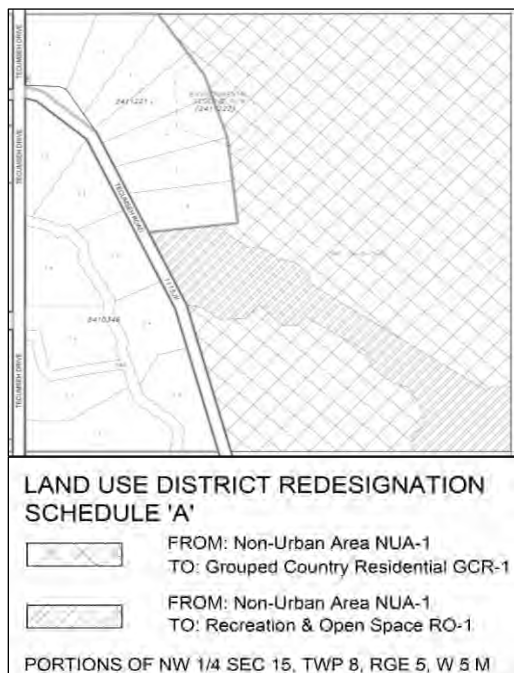
# NOTICE OF PUBLIC HEARING

## MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

### PROPOSED BYLAW NO. 1233, 2025 and BYLAW NO. 1234, 2025

**1:00PM, September 16<sup>th</sup>, 2025**

PURSUANT to sections 216.4, 606, 640, 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. 1233, 2025 being a new area structure plan, and Bylaw No. 1234, 2025 an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1233, 2025 is to adopt a new area structure plan for the NW ¼ Section 15-Twp 8-Rge 5-W5M (3055 Tecumseh Road), containing ±41 ha (101.5 acres), to provide a framework for redesignation, future subdivision and development.

The purpose of Bylaw 1234, 2025 is to redesignate the lands legally described as the NW ¼ Section 15-Twp 8-Rge 5-W5M (3055 Tecumseh Road) from “Non-Urban Area NUA-1” to: A) “Grouped Country Residential GCR-1” [±34.42 ha (85.05 acres)] and B) “Recreation and Open Space – RO-1”, to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the districts.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw 1233, 2025 and Bylaw No. 1234, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 1:00PM on September 16<sup>th</sup>, 2025. Persons wishing to speak to the bylaws 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 bylaws should email the Executive Assistant to the CAO at [publichearings@crowsnestpass.com](mailto:publichearings@crowsnestpass.com) with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September 8<sup>th</sup>, 2025. Verbal presentations (limited to 5 minutes) will be accepted at the public hearing.

Residents who wish to participate in the Public Hearing by electronic means must submit a request at least 10 days prior to the scheduled hearing. Requests can be submitted through the following link: <https://portal.laserfiche.ca/o8468/forms/publichearingelectronic>. You will be contacted by phone during the public hearing and will have up to 5 minutes to present your remarks. Please note that you will not be able to listen to the entire public hearing remotely.

The proposed bylaw may be inspected at the municipal office during normal business hours, and on the municipal website: <https://www.crowsnestpass.com/planning-development/stay-informed/public-hearings>.

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

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 20<sup>th</sup> day of August 2025.

Public hearing date: September 16th 2025 1 Pm

I am writing to formally express my opposition to the proposed re zoning bylaw 1233 and 1234. Witch seeks too redesignate the lands legally described as NW 1/4 section 15-twp 8-RGE 5-W5M 3055 Tecumseh road from non-urban area NUA-1 to:A "Grouped country residential GCR-1"

Resulting in an increase in the residential density of our neighbourhood by approximately 31% as a long time resident of Tecumseh, I am deeply concerned about the lasting and negative impact this drastic change would have on the quality of life in the community.

This large increase in density is not a modest adjustment, it represents a drastic transformation of our neighbourhood's character. This proposed development threatens to damage our water quality and ecosystem throughout the Tecumseh area. Personally speaking the water well on my personal property is a very low producer, it barely produces enough water to meet my family's day to day needs. What's going to happen when there is 20 new water wells drilled ( some within potentially 100m from my property line)? What will it do to the water table? Most importantly to me, my personal water well production and quality from my water well? Not to mention 20 new septic Fields...

This proposed drastic change in density would be over use to this sensitive ecosystem. I've lived my entire life (29 years) up Tecumseh road grew up there and recently purchased my own property there and have witnessed the elk and deer use 3055 Tecumseh road ( proposed re zoning) as wintering grounds year after year. Re zoning this land would have major impacts on the migratory deer and elk that subside in this property during winter/ spring months. This has also been proven by the Jim Prentice wildlife corridor in partnership with the nature conservancy ( see attached photo)

As a Métis person this land is very important to myself and to other Métis people that live on the Tecumseh road. With Métis cultural practices that emphasize a deep connection to the land through practices such as hunting and gathering, combined with spiritual elements. This land that you are planing to re zone (3055 Tecumseh road) has previously been used for all of the noted activities above by the local Métis community under the previous ownership. These proposed bylaws 1233 and 1234 (re zoning 3055 Tecumseh road) will have impact the Métis people of Tecumseh.

I did not receive a letter for the proposed changes to the to bylaws 1233 and 1234, I actually found out from a neighbour that lives up near the end of the road and was shown the letter. Why is due process not being followed? My property is directly adjacent to this proposed sub division... I was also told that the developer went door to door in the past and promised that there intentions where to just develop 7 parcels (also had to hear it from neighbours because I was not consulted or invited to the private meeting that was held more recently ) like I said even though my property is directly adjacent to the proposed subdivision.

Furthermore the Tecumseh access road is in very poor condition and has been for many years. Why would the council approve higher density on Tecumseh road when the municipality can't even take care of the road.

In conclusion please reconsider the proposed changes to bylaws 1233 and 1234 (3055 Tecumseh road) due to great environmental risks, local indigenous insights and overall character change to this beautiful place.

Sincerely,

Tanner Smaniotto

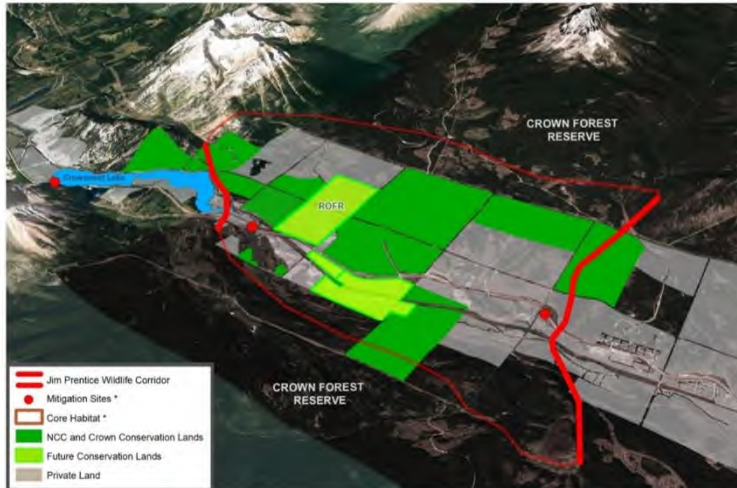
2:51



1 of 1



## Where we are going



Disclaimer: This map is illustrative only. Do not rely on it as being a precise indicator of privately-owned land, routes, locations of features, nor as a guide to navigation. This map may contain omissions or errors. Oct 2018.

natureconservancy.ca









Bylaw No. 1233, 2025 and Bylaw No. 1234, 2025

September 6 – 9:59 AM

To Mayor and Council,

This e-mail is sent to provide my input on the proposed bylaw 1233 & 1234. As a neighboring property owner I have some serious concerns. I have been a long time resident of this area and have seen development in the past cause major issues, I personally have seen a decrease in ground water, natural springs in the area have turned from a healthy flow of water to barely a trickle, wells going dry, bacteria and algae in wells and watersheds. All since the development of acreage parcels in my area, along with increased traffic and dust. This is an ecologically sensitive area, it is headwaters and it is not the place for development, it needs to be and has already been identified as an essential wildlife corridor. It is traditional Métis hunting grounds and is wintering habitat essential for local and wintering wildlife, a large part of the parcel has already been changed to grouped county residential and I feel that further development would cause issues with wildlife and local residents. There has been a lot of this area protected via the nature conservancy and Jim Prentice Wildlife corridor, it has been identified as a critical wildlife corridor and as such should in no way see this scale of development.

Darren and Dallas Smaniotto



**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

[REDACTED]  
Crowsnest Pass, Alberta

September 7, 2025

Mayor and Council  
Municipality of Crowsnest Pass  
P.O. Box 600  
Crowsnest Pass, AB T0K 0E0

Dear Mayor and Council,

**Re: Public Hearing—Proposed Bylaw No. 1233, 2025 (Tecumseh Area Structure Plan) and Bylaw No. 1234, 2025 (Amendment to Land Use Bylaw No. 1165, 2023) for NW ¼ Sec. 15-Twp. 8-Rge. 5-W5M (3055 Tecumseh Road)**

Pursuant to sections **216.4, 606, 640, and 692** of Alberta's *Municipal Government Act* (RSA 2000, c. M-26), Council has given notice of its intention to consider **Bylaw 1233, 2025**, being a new Area Structure Plan (ASP) for **NW ¼ Section 15-Twp. 8-Rge. 5-W5M (3055 Tecumseh Road)**, ±41 ha (101.5 acres), to provide a framework for redesignation, future subdivision and development; and **Bylaw 1234, 2025**, to amend **Land Use Bylaw No. 1165, 2023** by redesignating the same lands from **NUA-1 (Non-Urban Area)** to **A) GCR-1 (Grouped Country Residential)** and **B) RO-1 (Recreation and Open Space)**. We are adjacent, long-term landowners at **3011 Tecumseh Road**. We write for the **September 16, 2025 (1:00 p.m.)** public hearing to place on the record our serious concern that the ASP and related redesignation rely on **overly optimistic interpretations of groundwater availability** for the proposed 17-lot build-out. While the McElhanney *Groundwater Feasibility Assessment (the feasibility study)* was professionally prepared and transparent about assumptions and limitations, the ASP narrative leans on best-case recharge and mitigation, downplaying the **very low yields, treatment-dependent potability, and uncertainty in sustainable supply** that would be required under Alberta's planning framework and the Alberta **Water Act**.

Below we summarize the key technical findings from the feasibility study and ASP, and our related concerns, for Council's consideration:

1. **Uncertain Groundwater Supply.** The feasibility study estimates sustainable yield from the aquifer varying dramatically, from ~14,000 to ~67,000 m<sup>3</sup>/year and, after safety factors, usable recharge spans ~8,900 to ~40,300 m<sup>3</sup>/year. This broad range underscores substantial uncertainty. Yet the Tecumseh ASP emphasizes only the high-end (~40,300 m<sup>3</sup>/year) figure, neglecting the lower scenario. This selective framing may mislead Council and the public about water abundance. If recharge is nearer the low estimate, the proposed development could rapidly exceed the aquifer's capacity, a significant risk that should be openly acknowledged and addressed.

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

2. **Low Well Yields, Required Cisterns and Misleading Information.** Field testing revealed extremely low well yields: of seven wells drilled, one was dry and the rest averaged only ~0.3 gpm (~1.7 m<sup>3</sup>/day), or about 625 m<sup>3</sup>/year—roughly half the ~1,250 m<sup>3</sup>/year benchmark under Alberta’s Water Act. The Feasibility study noted that applying either Alberta’s 20-year drawdown standard or BC’s 100-day standard would exceed the available drawdown in most wells. Instead, they based yields on the actual volume pumped and recovery times observed during short-term field tests. This further confirms the aquifer’s limited capacity. The ASP’s attempt to justify the low yields by citing Alberta’s municipal household average of 168 m<sup>3</sup>/year is further misleading, as multi-acreage lots typically have significantly higher water demands.

To compensate for poor water performance, consultants recommended pairing every well with a large cistern for slow pumping and storage; consequently, the ASP caps development at 17 well-equipped lots, each requiring a cistern. The feasibility study specifies a cistern size of 5,000 US gallons (equivalent to 10 days of household supply or 19 m<sup>3</sup>), while the ASP cites a cistern requirement of just 300 gallons (under 1 m<sup>3</sup>). Even if this discrepancy is a typographical error, presenting a cistern size that small could be dangerously misleading. Further, that every home must rely on such buffered systems clearly signals the aquifer’s marginal state—without stored reserves, even normal household demand could exceed what each well can reliably provide.

3. **Water Quality and Treatment Requirements.** Well testing reveals groundwater exceeding health or aesthetic guidelines for iron, sodium, fluoride, chloride, total dissolved solids, and turbidity, meaning raw water is hard, mineral-rich, prone to staining, and sometimes fluoridated above acceptable levels. While the ASP notes that iron and sodium exceed guidelines and that treatment “may be required,” the reality is that every household will almost certainly need on-site treatment, such as softening, filtration, or reverse osmosis, to ensure safe and drinkable water. These systems add cost and technical complexity. Moreover, many treatment processes increase water wastage (for example, reverse osmosis or iron filters can waste significant amounts of water during treatment). That means the actual groundwater needed per home will be substantially higher than nominal usage, further straining an already limited supply. The ASP’s cursory mention of water quality does not convey how serious and widespread these issues are, nor how they can impact sustainable water use.
4. **Limited Lot Capacity – Water Constraints on Development Size.** Even though hydrogeologists identified that up to 17 well-dependent lots might be technically supported, supplemented by six hauled-water lots, this scenario remains highly risky and far exceeds what the aquifer can likely sustainably handle. The reduction from an initial 31-lot proposal to 23 (17 wells plus 6 hauled water) reflects modelled constraints under ideal assumptions, not a safe or prudent threshold. Indeed, the study itself stresses that even at this density, rigorous monitoring and conservative water use would be mandatory to prevent failure. Approving development at this “maximum potential” leaves no safety margin, it effectively assumes the aquifer will support full demand without deviation. Given the uncertainties inherent in recharge estimates, yield variability, and climate impacts, permitting 17 well-reliant homes is clearly overreach. A more cautious path, with fewer wells, phased build-out,

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

and performance-based review, is necessary to avoid over-issuing water rights, jeopardizing supply, and potentially causing conflict among community members.

**5. Septic System Design Constraints and Lot Layout Challenges.**

Variable groundwater accessibility could significantly complicate the required separation distances for septic mound systems. This variability limits where septic systems, and therefore homes, driveways, and other lot features, can safely and feasibly be located, restricting design flexibility and potentially rendering some proposed lot configurations unbuildable under the Standard.

**6. Potential Impacts on Neighbours and the Environment.** The groundwater study claims new pumping won't harm nearby wells or ecosystems, citing two assumptions: (a) groundwater flows predominantly southeast, away from most existing wells; (b) the plan retains 60% of estimated recharge as a buffer. While reassuring on paper, these rely on model outputs fraught with uncertainty, especially if actual recharge aligns with the low end of estimates or if several wells pump simultaneously during dry spells. The consultants advise protective measures like ~100 m well spacing and limited pumping, but the ASP treats these risks as already resolved.

**7. Economic Implications on Adjacent Landowners.** Insufficient water yields can have broader economic implications, specifically, depressed property values. If the aquifer cannot reliably deliver, all landowners in the area are affected, which could raise concerns among buyers, lenders, and insurers, leading to diminished property value and marketability.

**8. Legal Adequacy under the Alberta Water Act.** Under the Alberta Water Act and related subdivision regulations, a new development must demonstrate that each lot has a sufficient and reliable water supply without imposing undue hardship or risk on existing water users. The fact that the Tecumseh proposal depends on measures like cistern buffering, restrictive usage, or ongoing water hauling, rather than demonstrating an adequate natural supply, is contrary to the Act's purpose. While the Act allows household use exemptions up to 1,250 m<sup>3</sup>/year without requiring a license, reliance on auxiliary systems implies that the natural supply is insufficient, raising serious questions about the proposal's legal and ethical alignment with the Act's intention to ensure adequate water for each lot and to protect existing users and the environment. In other words, if the only way to make the subdivision workable involves extraordinary measures instead of demonstrating a reliable, standalone water supply, we question if the proposal meets the spirit or the practical requirements of the Water Act.

While we recognize the thoroughness of the McElhanney groundwater study and the ASP's incorporation of its recommendations, the plan remains overly optimistic about water availability. The aquifer is clearly under stress and can only support a limited number of homes, each requiring supplemental storage and treatment. At the proposed 17 new lots, this will push the aquifer to its modeled limit, with no margin for error. If optimistic assumptions fail, consequences could include dry or underperforming wells, emergency hauling, impacts on neighboring water users or wetlands, and potential legal liabilities for the Municipality.

**Letter to the Municipality of Crowsnest Pass Council - Subject: Re: Proposed ASP & Land Use  
Bylaw Amendment for Tecumseh Road (3055) - Water Supply Concerns and Impacts**

**Recommendation**

**Recommendation.** Please withhold approval of Bylaws 1233 and 1234 until it can be clearly demonstrated through independent, conservative pumping tests, licence-feasibility analysis, and drought-aware modelling, that each future household can reliably access groundwater within the Water Act's household exemption without compromising yield, nearby well owners, wetlands, or requiring emergency water supply.

**Conclusion**

The evidence clearly shows a water-constrained aquifer with very low well yields, treatment-dependent potable quality, and substantial uncertainty in sustainable supply. Approving a build-out premised on the most optimistic recharge estimate, and on universal cisterns/treatment to bridge basic household needs, would shift foreseeable water risks to future residents, neighbours, and the Municipality. These risks extend beyond water access to include reduced property values and increased liability for the Municipality. To pause before proceeding is not only prudent but necessary, Council must ensure that the aquifer can sustainably support all proposed wells under realistic conditions, using independent testing, conservative modelling, and drought-aware scenarios, not wishful thinking. This approach fulfills Council's legal obligations under both the Subdivision and Development Regulation and the Water Act. In short, pausing now until the supply is verified protects public interest, safeguards the environment, and keeps Council aligned with its statutory duties.

Thank you for considering our submission. We would be pleased to answer questions or provide supporting materials.

Sincerely,



Shelly Berlin [REDACTED] on behalf of Shelly Berlin, Darrin Berlin and  
Randall Berlin

cc: The Honourable Dan Williams, Minister, Municipal Affairs, [minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)  
The Honourable Rebecca Schulz, Minister, Environment & Protected Areas, [epa.minister@gov.ab.ca](mailto:epa.minister@gov.ab.ca)

September 8, 2025 11:56 am.

Regarding Bylaw 1233, 2025 and 1234, 2025.

To mayor and Council,

I would like to speak at this hearing and here are my notes

>

>

> I would like to point out a couple of aspects of this development that seem very counterproductive.

>

> If in fact, this development were to go through and the majority of these new constituents found that their wells were either dry or mostly useless as we have tried to point out that these wells will likely be very poor. If I were in their shoes at that point, I would be coming back to this council and or future council and asking how is it that this council proposed we were going to have wells that would work as hoped in this development package and yet you were warned that it pointed to a very different outcome. Especially the families downstream that could be negatively affected. Yet once again another aspect not researched to show that downstream users are likely greatly affected.

>

> This Council could have as many as 23 or more families that are severely affected. I would suggest to the new constituents to hire a lawyer and come knocking on this council's door. Maybe they could suggest to the Municipality of the Crowsnest Pass can now truck water into their underground cisterns for free.

>

> Seems rather unusual that we have another recent development that also has this municipality pay for water to be trucked into underground cisterns for free.

>

> The results of this report clearly shows our position is logical but taking the interpretation that the municipality is proposing is very careless.

>



> The next part that I really dislike is how constituents are hiring lawyers to fight future development problems, and we ourselves as constituents are paying for the municipality to hire lawyers to fight our constituents.

>

> I learned in school that our local municipalities were here to represent the constituents wishes and concerns.

>

> To open ourselves up for another one of these cases of constituents versus our municipality seems completely counterproductive.

>

> We are quite fortunate in this municipality to have incredibly intelligent people that grew up here and retired here and moved here for work. It is a huge travesty to not use all of these people's talents to further our municipalities progress.

>

> I believe a meeting with the CAO would be advisable to discuss liability issues before the next readings.

Geoff Legge



**Brief Opposing**  
**Proposed Bylaws No. 1233, 2025 and NO. 1234, 2025: Land Use Bylaw Amendments**  
**By**  
**Crowsnest Conservation Society**  
September 8, 2025

The Crowsnest Conservation Society is “a diverse group of individuals with a passion for nature and the beautiful landscapes in the Crowsnest Pass and surrounding area. We share a strong conservation ethic.” Our vision states “we work together with community partners” to ensure “private and public decisions about land development are made with the long term needs of wildlife and sustainable community as key factors.” (<https://www.crowsnestconservation.ca>)

The Crowsnest Conservation Society urges you to reject this Tecumseh Area Structure Plan and application by SentrySix for a rezoning of Non-Urban Area – NUA-1 land to Grouped Country Residential- GCR-1 and of Non-Urban-NUA-1 to Recreation and Open Space – RO-1. It will result in the subdivision of this property to create 23 Grouped Country Residential lots.

There are five important reasons for rejecting these applications;

- Proposed Zoning and Housing Type not needed or desirable
- Interference and Reduction of Wildlife Corridors
- Risk of Damage to Existing Wetlands on Property
- Lack of Access to Potable Water
- Impact of more Septic Fields in the area

**1. Proposed Zoning and Housing Type not needed or desirable**

- a. The creation of an additional Grouped Country Residential Subdivision within our municipality is not needed or desired.

“The MCNP is also dealing with a legacy of large lot, low density housing, typically called “country residential development. P.25 MDP

We have too many GCR subdivisions which have never been completed by developers, to the detriment of current residents who have no access to water for fire prevention or no egress if the single access road were to be closed. Most of these existing subdivisions have not yet sold or had residences built on each lot. It makes no sense to start another subdivision.

- b. The proposal for a Grouped Country Residential Subdivision is in contravention of Council’s own Municipal Development Plan (2000).

“Densification is the basis of the MCNP growth strategy...Setting density targets for new development areas means that more people will live on a smaller footprint of land, which makes infrastructure delivery more affordable, supports businesses and protects important natural areas. This is particularly important in Crowsnest Pass because of the limited land base and environmental constraints. P.29 MDP

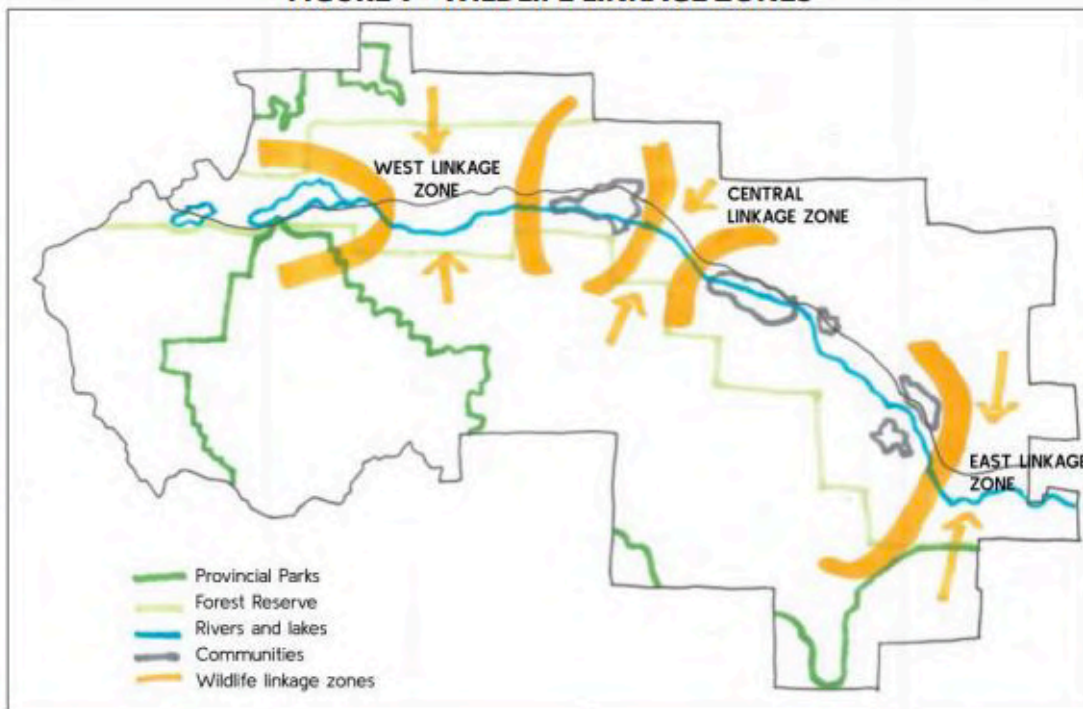
“GOAL: Direct new residential development to existing urban areas and establish a sustainable density target – supporting a wide range of housing option in size, style, and price for a diverse population. P.60 MDP

## 2. Interference and Reduction of Wildlife Corridors

The Crowsnest Conservation Society supports all the work done recently by environmental groups to support wildlife connectivity in our area, such as Road Watch, Miistakis Institute, and the Nature Conservancy of Canada (NCC). This research and planning should be respected rather than allowing a residential development that will jeopardize wildlife movement.

- a. A survey quoted in the *Crowsnest Pass Municipal Development Plan* stated that 93% of people identify the natural environment as the most defining characteristic of the Crowsnest Pass. (P.101 MDP). That priority held by local residents would be ignored if Council approved this Area Structure Plan and rezoning.
- b. This proposed development is in the middle of the municipally-defined West Zone wildlife linkage corridor (MDP, P.15).

**FIGURE 9 - WILDLIFE LINKAGE ZONES**



The NCC created the Jim Prentice Wildlife Corridor and has conducted a wildlife monitoring study with Miistakis Institute over the past three years. They have proven that the Crowsnest Pass “contains the highest number of medium and large animal species in North America” (Miistakis Institute and NCC, 2022). Road Watch and Miistakis had previously identified where wildlife collisions occurred and where a wildlife crossing structure would be valuable.

The evidence collected by these three organizations confirm that the West Wildlife Linkage Zone as described in the MDP is critical to the movement of large wildlife.

- c. The designation of these particular Non-Urban lands for any type of development is in contravention of the current *Crowsnest Pass Municipal Development Plan* which emphasizes the importance of maintaining wildlife corridors.

“The municipality’s five urban communities are separated by areas that remain generally undeveloped. In effort to retain critical habitat areas and wildlife linkage zones, and to maintain distinct identities for each community within the municipality, these spaces should be left in an undeveloped state (not including linear uses like trails and utilities).  
P. 35 MDP

“Goal: Sustain a harmonious balance between natural and built environments by directing development to built-up areas – preventing the fragmentation of wild lands and preserving the unique biodiversity of the MCNP. P. 74 MDP

- d. This proposal is also in contravention of the Alberta government requirement for the Municipality to abide by the South Saskatchewan Regional Plan, approved in 2014 and amended in 2018, under the *Alberta Land Use Act, Regulatory Details, Part 1, Section 2,(1.c)*.

The South Saskatchewan Regional Plan states key outcomes as:

“Biodiversity and ecosystem function are sustained through shared stewardship.”

“Watersheds are managed to support healthy ecosystems and human needs through shared stewardship.”

“Land is used efficiently to reduce the amount of are that is taken up by permanent or long-term developments associated with the built environment.”

“The quality of life of residents is enhanced through... the preservation and promotion of the region’s unique...natural heritage.” SSRP P.45, 46

and strategic directions as

“Conserving and Maintaining the benefits of biodiversity.”

“Advancing watershed management.”

“Promoting efficient use of land.”

“...preserving and promoting the region’s unique...natural heritage.” SSRP P.45, 46

- e. We recognize the attempts by the proponent to accommodate the existing wildlife patterns by excluding much of the Old Growth Forest area from the planned residential lots. It may help to mitigate the future situation but avoiding development altogether would be better for wildlife.

### 3. Risk of Damage to Existing Wetlands within the proposed development.

The Biophysical Assessment submitted by the developer identifies nine wetlands within the proposed area. It is admirable that each of those wetlands with a 30 m buffer will be part of the future Municipal Environmental Reserve. It is worth noting, however, that

“McElhanney recommends conducting a Pathway 5 – Comprehensive Desktop Delineation with Field Verification. Furthermore, any proposed impacts to wetlands would require a Wetland Assessment Impact Report (WAIR) prepared by a QWSP, which would be the responsibility of the developer. To accurately determine the permanence of each wetland, a field assessment using the ABWRET-A protocol will be necessary as well as a review of aerial photographs dating back further than 1971 if available.” *Biophysical Assessment Report: Sentry Ridge Development*, P.17

The Crowsnest Conservation Society believes that a detailed on-site examination of the wetlands and regionally sensitive areas must be required by Council to ensure that the proposed development adheres to the *Municipal Development Plan*, the *Standards of Development* in the municipal *Land Use Bylaw* and the expectations of provincial agencies regulating such areas.

We also urge Council to require actual land allocation rather than money in lieu of Environmental Reserve. Availability of land is finite. Money is just spent.

### 4. Lack of Access to Potable Water

- a. The *South Saskatchewan River Basin Management Plan (2015)*, under the *Alberta Water Act*, has not allowed any new water licenses since 2006 except for conservation purposes.

This proposal is for a new Grouped Country Residential subdivision within the South Saskatchewan River Basin. It will have to be demonstrated that the new wells are not taking water from the aquifers in the closed river basin. We could not find any references to the South Saskatchewan River Basin in the groundwater report, although four different aquifer types at differing levels are identified.

- b. The *Crowsnest Pass Land Use Bylaw* for Grouped Country Residential subdivision requires access to potable water for each lot (Schedule 2-GCR-1). Also, under the *Alberta Municipal Development Act*, the *Subdivision and Development Regulations* require the availability and adequacy of a water supply.
7. “In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application, ...f) the availability and adequacy of a water supply...” *Subdivision & Development Regulations*, P.10 (emphasis added)

The Crowsnest Conservation Society is concerned that the *Phase Three Groundwater Availability Assessment* report on Page 32 repeatedly uses words like “estimated annual recharge,” “assumed yield,” and “number of lots determined in consideration of estimated

groundflow” (McElhanney Ltd, *Phase Three Groundwater Availability Assessment*). None of these phrases give us confidence that there is sufficient water for a total of 30 subdivision lots in Sentry Six holdings in addition to the existing dwellings in the adjacent area.

We recognize that the groundwater report advises that six of the 23 new lots must use cisterns due to the likely low flow of shallower wells. We support that these cisterns should be a requirement prior to subdivision. We also appreciate the prohibition of additional wells on those properties.

## **5. Impact of more Septic Fields in the area**

The Area Structure Plan expects that each lot owner will be responsible for establishing a method for handling sewage from the dwelling. It is hoped that advice will be sought from knowledgeable professionals who will then install the best type of sewage system for that property, taking the total number of existing and new septic fields into consideration.

The Crowsnest Conservation Society is concerned that the additional of 23 more septic fields to the existing dozens in the area have an increased risk of contaminating wells, horizontal aquifers, and natural water courses near the headwaters of the South Saskatchewan River. The recent example of the Beaver Mines community is an example of the risks and expenses incurred when groundwater cannot provide potable water anymore.

## **Conclusion**

There are five important reasons the Crowsnest Conservation Society opposes Proposed Bylaws No. 1233, 2025 and No. 1234, 2025, that would allow SentrySix to create a new Grouped Country Residential Subdivision in the Tecumseh part of the Municipality of the Crowsnest Pass.

- Proposed Zoning and Housing Type not needed or desirable
- Interference and Reduction of Wildlife Corridors
- Risk of Damage to Existing Wetlands
- Lack of Access to Potable Water
- Impact of more Septic Fields in the area

The Crowsnest Conservation Society urges you to deny approval of Proposed Bylaws No. 1233, 2025 and No. 1234, 2025.

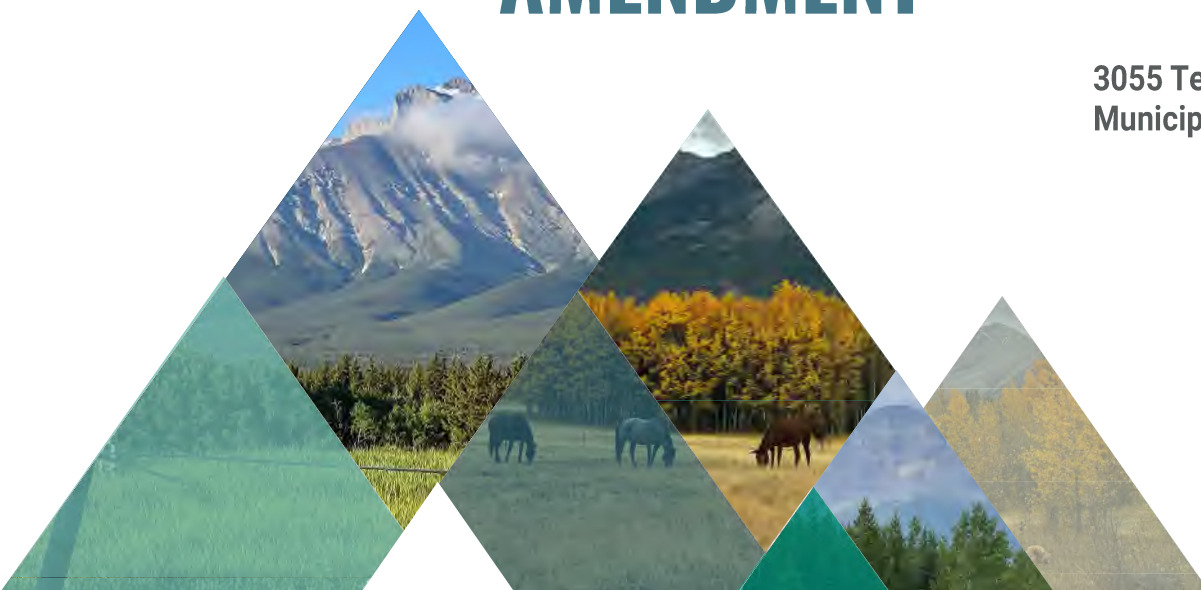
Council’s refusal to approve this application will help to maintain existing wildlife corridors, water quantities and quality, the integrity of our own municipal goals, and provincial requirements that are committed to preserving healthy natural landscapes for future generations of Albertans.

## References

- Miistakis Institute and Nature Conservancy of Canada (2022), *Linking Landscapes: Helping Wildlife Move around the Crowsnest Pass*.  
[https://www.rockies.ca/files/reports/MIR\\_NCC\\_LinkedLandscapes\\_ParticipantUpdate\\_OCT2022\\_Final.pdf](https://www.rockies.ca/files/reports/MIR_NCC_LinkedLandscapes_ParticipantUpdate_OCT2022_Final.pdf)
- Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA). Current in 2016.*
- Municipality of Crowsnest Pass Development Plan (MCDP), Bylaw No. 1059, 2020.*
- McElhanney Ltd, *Biophysical Assessment Report: Sentry Ridge Development*, 2025
- McElhanney Ltd, *Phase Three Groundwater Availability Assessment*, 2025
- SentrySix Land Corporation (2023). *Tecumseh Subdivision Development Proposal*. (Proposal).
- Standards of Development, Municipality of Crowsnest Pass Land Use Bylaw No. 868-2013, consolidated to Bylaw No. 1157-2023.I (LUB).*
- South Saskatchewan Regional Plan (2014, Amended 2018) (SSRP)*. Developed pursuant to section 13 of the *Alberta Land Stewardship Act*.
- South Saskatchewan River Basin Management Plan*, under the *Alberta Water Act*. (2015).
- McElhanney Ltd, *Tecumseh Area Structure Plan*, 2025

# TECUMSEH AREA STRUCTURE PLAN & LAND USE BYLAW AMENDMENT

3055 Tecumseh Road  
Municipality of Crowsnest





# Introduction - SentrySix

## » SentrySix Land Corp.

SentrySix is a locally based company with a vision of fostering gentle, environmentally responsible country residential living in Crowsnest Pass.

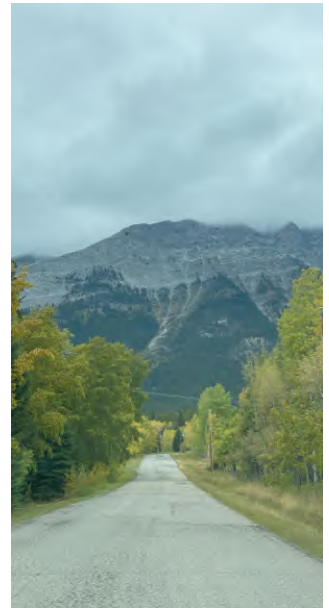


# Vision - Tecumseh ASP

The Tecumseh ASP envisions a thoughtfully planned, low-density rural country residential neighbourhood that embraces the natural beauty, rural character, and ecological integrity of Crowsnest Pass.

This vision emphasizes site-responsive design, where lot layouts, building envelopes, and infrastructure are carefully planned to preserve important natural features—such as wetlands, wildlife corridors, and mature forest stands—while maintaining privacy, view corridors, and the rural character of the landscape.

The proposed zoning for the ASP area will be consistent with the ASP creating the Grouped Country Residential and Recreation and Open Space Land Use Designation.



# Technical Site Analysis

## Historical and Archaeological Review - October 2023

- » Recommendation for historical resources clearance, allowing the project to proceed without additional archaeological constraints

## Wetland and Biophysical Assessment - February 2025

- » Recommended Avoidance Areas Map - *Plan Complies*
- » Preserve all wetlands with 30 m buffers. - *Plan Complies*
- » Establish a continuous wildlife corridor through the old growth forest in both east-west & north-south directions. - *Plan Complies*
- » Focus development in already-disturbed areas to avoid habitat loss. - *Plan Complies*



# Technical Site Analysis

## Geotechnical Assessment Report - October 2023

- » Subsurface Conditions: Favourable conditions for development
- » Site Suitability: No major Geotechnical constraints are anticipated
- » Septic Feasibility: Soils provide adequate permeability and loading capacity to support typical rural septic systems

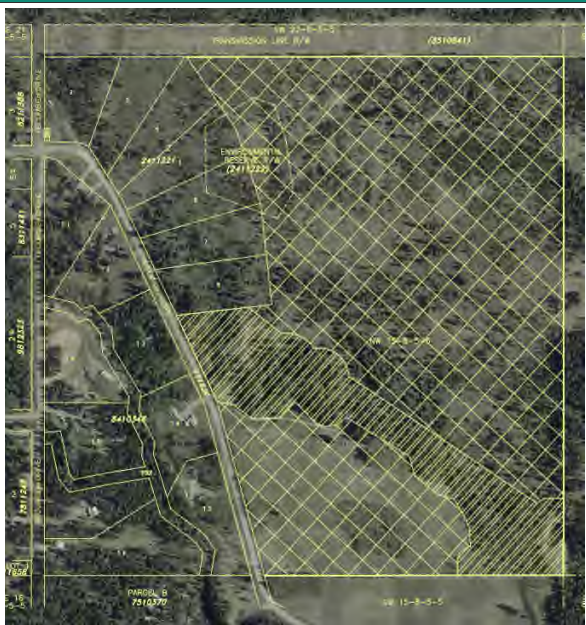
## Groundwater Availability Assessment Report - February 2025

- » A key finding of the groundwater assessment is that the proposed development will not negatively impact existing groundwater users.
- » The direction of groundwater flow across the site is toward the southeast, away from the majority of existing residential wells.
- » The study accounted for potential cumulative effects by incorporating a conservative safety buffer in the recharge calculations, which further supports the conclusion that even down-gradient users to the south and southeast will remain unaffected by new water withdrawals
- » The Groundwater Assessment Report was authored by Remi Allard, a Senior hydrologist with 40 years of experience in both western Canada and internationally.

# Land Use Plan



ASP LAND USE CONCEPT PLAN



Land Uses	Area (ha)	Percentage of Gross Developable Area
Residential	31.86	77.6%
Environmental Reserve & Environmental Easement	6.38	15.5%
Roads	2.82	6.9%
Total	41.06	100%

# ASP Compliance with MDP

MDP Policy	ASP Alignment
<i>1.2.6 Municipal Reserve Dedication Criteria</i>	The municipality proposes municipal reserve dedication to consist of dedication of 10% of gross developable area, consistent with the MGA and MDP provisions.
<i>2.3.4 FireSmart Residential Development</i>	FireSmart design principles have been incorporated, including vegetation buffers, building material guidelines, and defensible space measures.
<i>2.3.5 Country Residential Development</i>	The ASP supports country residential development with rural-appropriate road networks, passive recreation opportunities, and trail connectivity. The proposed development is outside urban growth nodes and meets MDP criteria for an appropriate residential designation.
<i>4.2.5 Environmental Reserve</i>	The ASP establishes Environmental Reserve Easements over wetlands, buffers, and the old growth forest wildlife corridor. (In addition to the 10% municipal reserve dedication)
<i>4.2.6 Wetlands</i>	Wetlands identified in the biophysical assessment are protected with 30 m buffers and integrated into the stormwater and land use plans.
<i>4.2.7 Wildlife Linkage Zones</i>	A continuous wildlife corridor has been established in this ASP in both E/W & N/S directions.
<i>4.3.1 and 5.1.4 Storm Water Management</i>	Stormwater management strategies include on-site infiltration, runoff control, and discharge to wetlands at pre-development rates.
<i>4.3.2 Soil Stabilization</i>	Subdivision and development policies address erosion control, sediment protection, and slope-sensitive design.
<i>4.3.3 Building Materials and 4.3.4 Energy Efficiency</i>	The ASP encourages energy-efficient and FireSmart-compatible materials that support rural sustainability.



# ASP Compliance with other Plans & Policies

## *Compliance with other Municipal Plans, Policies & Standards*

The Tecumseh ASP has been developed with reference to the following municipal documents and strategies:

- » **Strategic Plan**
- » **FireSmart Bylaw**
- » **Safety Codes Permit Bylaw Amendment – FireSmart Principles**
- » **Engineering and Development Standards**

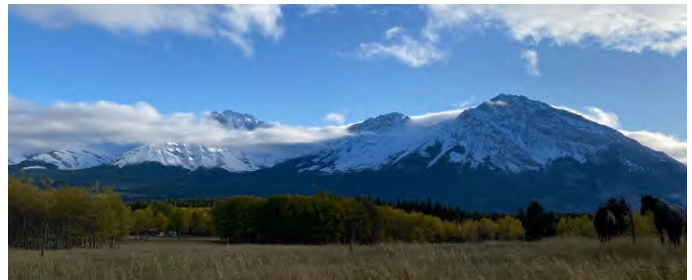




# Engagement Overview

Engagement efforts were structured in two key phases:

- » Pre-engagement Notification Phase, which invited early input from affected landowners, referral agencies, and community organizations;
- » Formal Community Engagement Open House, which included a Community Open House following the submission of the draft ASP.
- » Outreach was made to multiple agencies including ATCO, TELUS, Fortin Alberta, Alberta Health Services - Environmental Public Health, Alberta Transportation, Alberta Environment and Protected Areas, Nature Conservancy of Canada, and others.



**The following concerns were identified during discussions at the open house:**

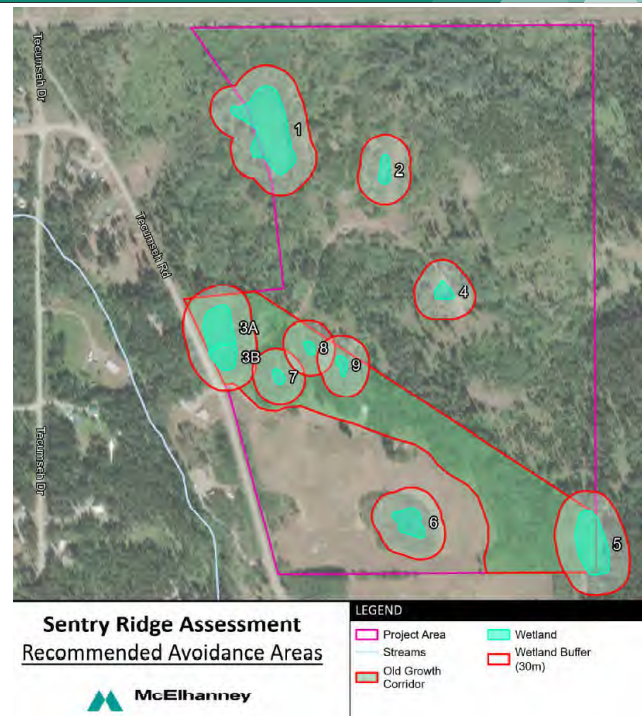
- » Environment - Concerns were raised about the proposed development's impact to wildlife and wildlife migration corridors.
- » Water - Concerns were raised that development would impact groundwater availability.

# Water Concerns Addressed

- » The hydrotechnical report was authored by Remi Allard, a Senior Hydrologist with 40 years of experience with a specialty in urban hydrogeology including cumulative impacts of development on groundwater budgets.
- » Hydrotechnical report outlined that no more than 17 residential lots within the Plan Area shall be permitted to install individual water wells with mandatory cistern installations required on these lots to reduce peak aquifer demand and support groundwater sustainability.
- » A restrictive covenant will be registered to limit the number of lots with wells to 17.
- » Additional lots over 17 lots (up to a maximum of 6 lots) may be approved on the condition that they shall not be permitted to drill wells, and be serviced by an on-site cistern, with a minimum size of 3000 gallons. This will be ensured through the registration of a covenant on the titles of the properties.

# Environmental Concerns Addressed

- » A wetland and biophysical assessment of the property was completed to identify valued ecosystem components.
- » Wildlife Corridor runs east-west on the property and will be owned by the Municipality
- » In response to public concern with wildlife corridor connectivity to the powerline corridor north of the property, an environmental reserve easement will be created to provide a north-south wildlife corridor to allow wildlife to access the hydro-line corridor.
- » All identified wetlands on the property will be placed within either an environmental reserve or environmental reserve easement which will include a 30-metre vegetated buffer to protect water quality and habitat.



# Rationale/Justification

- » The Tecumseh ASP aligns with the relevant policies in the Municipality of Crowsnest Pass Municipal Development Plan and other relevant planning frameworks.
- » Professional Environmental reporting completed on the property with environmental values identified. Environmental values will be protected through and an Environmental Reserve and Environmental Reserve Easement. Key environmental values protected / preserved.
- » In addition to providing an east-west wildlife corridor, the developer has also protected land for a north-south wildlife corridor to allow wildlife to easily access the hydro corridor.
- » Professional Hydrotechnical reporting completed by a reputable professional engineer, confirming that well water can be supplied for 17 lots with the lots also requiring a cistern to reduce peak hour water usage. Up to six additional lots could be created using only a cistern for water, no well allowed.
- » The proposed land is compatible with the surrounding rural land uses and will not have a negative impact on the use and enjoyment of adjacent or surrounding properties.
- » Supports a high quality of life through thoughtful site planning and servicing strategies.
- » Proposed Land Use Designation change to Grouped Country Residential and Recreation and Open Space is consistent with proposed Tecumseh ASP.



McElhanney



SentrySix  
Land Corp.

# THANK YOU



**McElhanney**





## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 6.a

**Subject:** Jackie Seely, Donor Relations and Development Officer for STARS - Annual STARS Update

**Recommendation:** That Council accept the annual STARS update for information.

**Executive Summary:**

Jackie Seely, Donor Relations and Development Officer for STARS will present the annual update to Council with statistics for STARS over the past year.

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

1041, 2020 Procedure Bylaw

**Discussion:**

Jackie Seely, Donor Relations and Development Officer for STARS will attend Council to provide an update on STARS calls in our community and throughout the province, in addition to an update on their annual fundraising efforts.

The annual Municipal contribution will be presented at the meeting.

**Analysis of Alternatives:**

n/a

**Financial Impacts:**

n/a

**Attachments:**

[Municipality of Crowsnest Pass Sept. 16 2025.pdf](#)  
[2025 Spring Horizons.pdf](#)

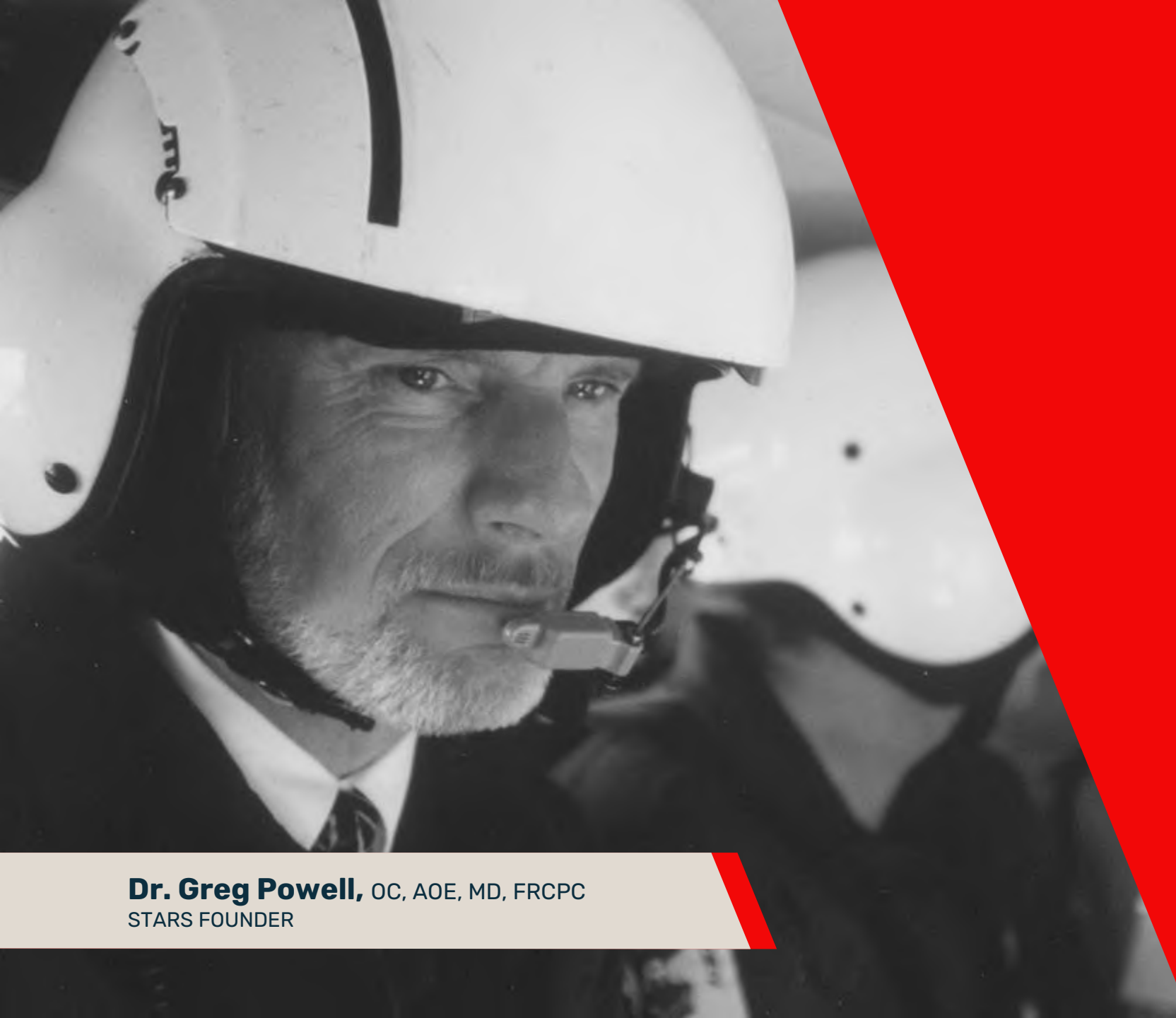


 STARS<sup>®</sup> 40



**FORTY YEARS.  
ONE MISSION.**

**CELEBRATING PARTNERSHIPS**



# Critical care, anywhere. Since 1985.

It all began when a pregnant woman from a rural community died from blood loss, leaving a father alone with their newborn. For STARS' founders, her death was one too many. Something had to be done.

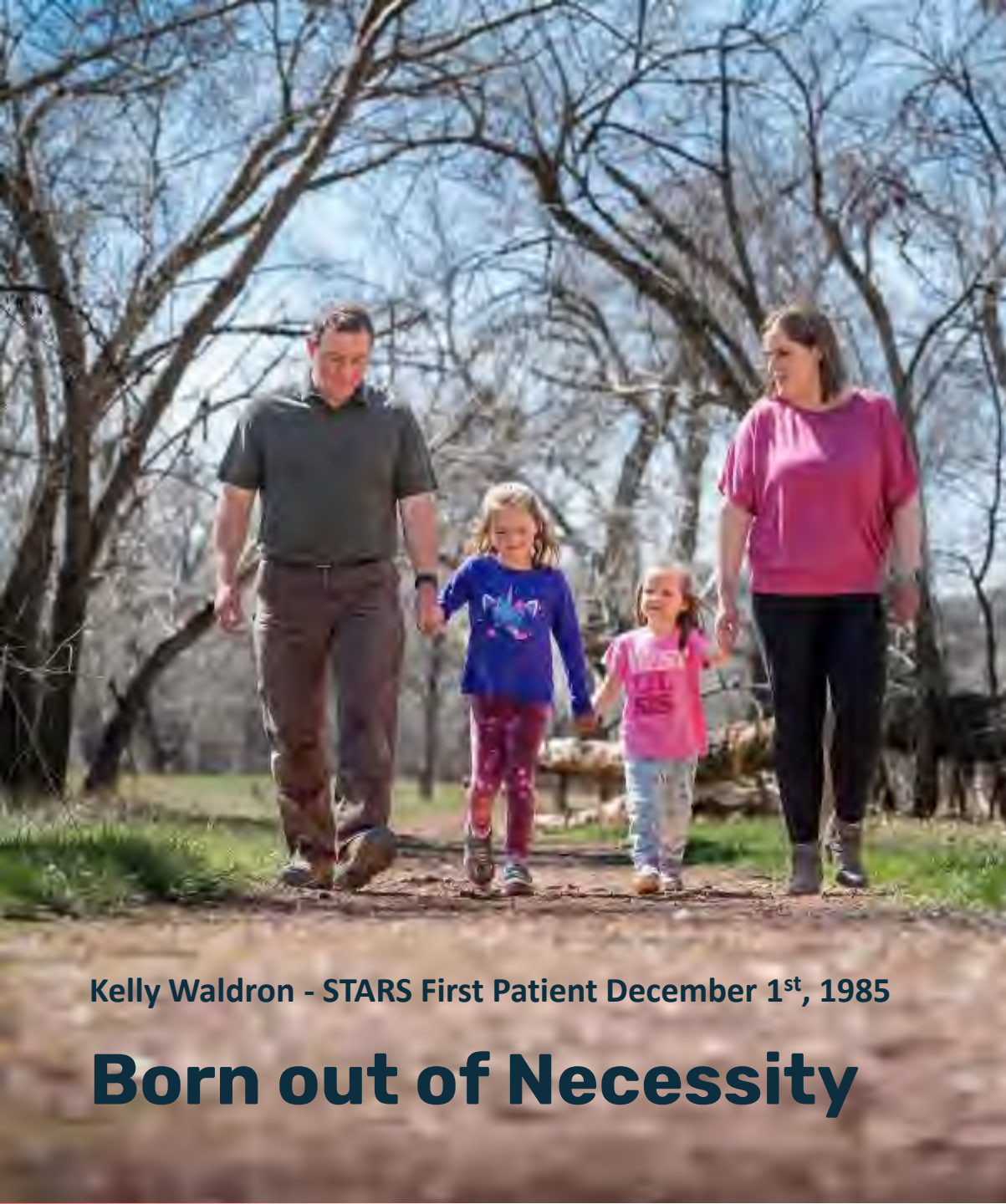
As we've grown and evolved, STARS has never wavered from our mission. Fundamentally we believe that where you live — or work, play and travel — shouldn't impact your chance of survival.

**Dr. Greg Powell, OC, AOE, MD, FRCPC**  
STARS FOUNDER



A portrait of Dr. John Froh, a middle-aged man with grey hair, wearing a dark blue suit, light blue shirt, and a patterned tie. He is standing in front of a blurred red background that appears to be medical equipment.

**LEADING OUR TEAM**  
**DR. JOHN FROH, President and CEO**



Kelly Waldron - STARS First Patient December 1<sup>st</sup>, 1985

**Born out of Necessity**

**FORTY  
YEARS.  
ONE  
MISSION.**

**STARS<sup>®</sup> 40**



**H145 Fleet of 10**







STARS®

## CHAIN OF SURVIVAL PARTNERS



© William Vavrek Photography



## Complex Landing Locations





A red helicopter is parked on a sandy riverbank in the background. In the foreground, several paramedics in blue uniforms are wading through a river, carrying a patient on a stretcher. The scene is surrounded by dense green foliage and trees.

**CRITICAL CARE,  
ANYWHERE**

The logo for STARS (State Trauma Airway Rescue and Stryker) features a red ECG line that forms the letter 'S' followed by the word 'STARS' in a bold, red, sans-serif font.

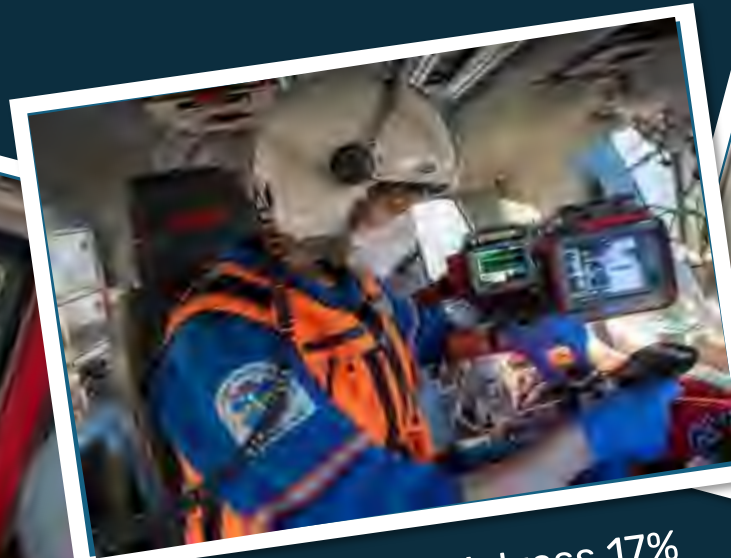




Vehicle Incident 19%



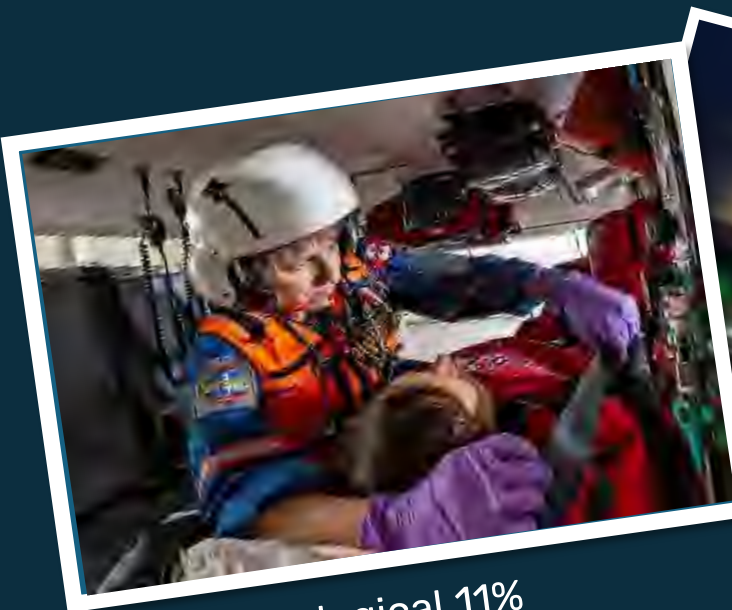
Cardiac 21%



Other Medical Distress 17%



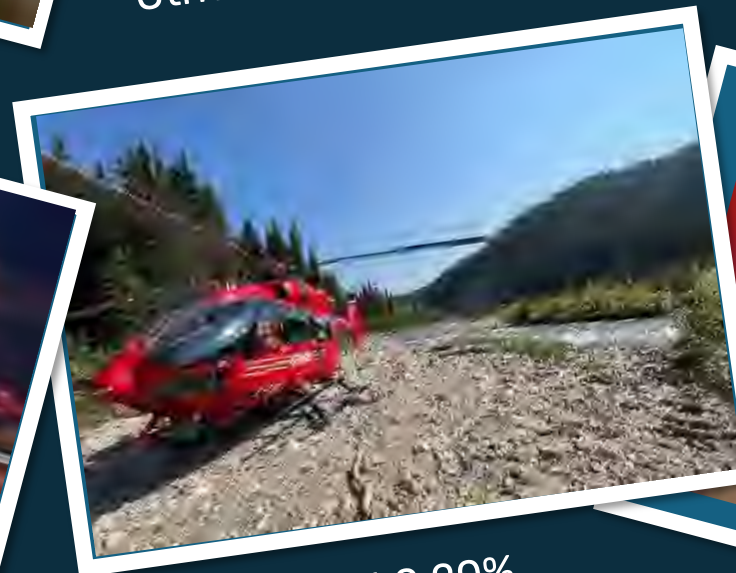
Trauma 17%



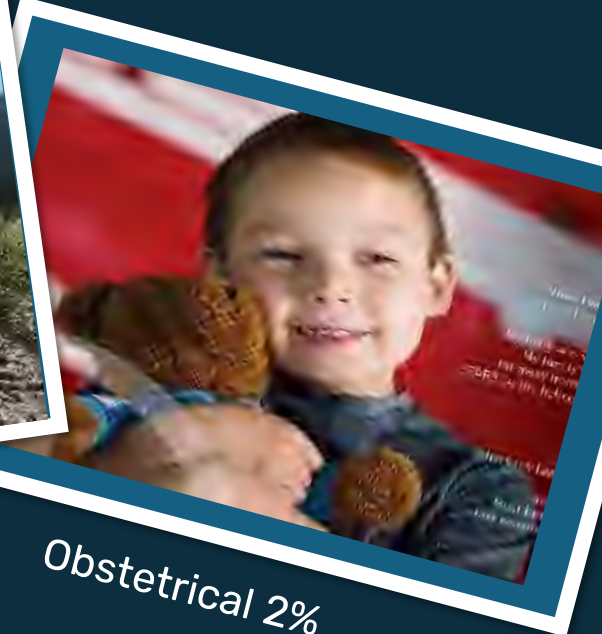
Neurological 11%



Pulmonary 13%



Environmental 0.20%



Obstetrical 2%





**MORE  
THAN  
RAPID  
TRANSPORT**

**Virtual Care Consultation**







# SIM CUP CHAMPIONS!



October  
2025  
Omaha

## Association of Air Medical Services (AAMS)

- Rigorous scenarios
- Assess and manage multiple critical patients
- Intensive timed competitions

## 2X International CHAMPIONS

Kevin Easton & Chris Fay



MUNICIPALITY OF CROWSNEST PASS STARS 15-YEAR MISSION REPORT	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
BLAIRMORE HOSPITAL IFTs	6	5	13	16	10	9	18	9	11	6	8	13	13	19	7	163
NEAR BLAIRMORE SCENE + SAR*	2	1	1	2	1	6	4	1	1	1	1	1	2	3	1	28
NEAR BURMIS*															1	1
TOTAL	8	6	14	18	11	15	22	10	12	7	9	14	15	22	9	192



\* Scene calls and search & rescue (SAR) coded to nearest community - Actual mission location identifies each occurrence within Municipality of Crowsnest Pass boundaries

\* 2025 Missions = 4 IFTs Blairmore Hospital



**MUNICIPALITY of CROWSNEST PASS**  
**Municipal Supporter**  
(Since 1993)

**Current Pledge of Support**

---

**\$5,000 Per Year**  
**Standing Motion**

**Thank you for additional gifts contributed.**



**FORTY YEARS.**  
**ONE MISSION.**  
**FOR ALL OF US.**



# HORIZONS

FORTY YEARS. ONE MISSION.

## \\ TOOLS AND TECH

TRANSFORMING CARE  
FOR TRAUMA PATIENTS

## \\ COMMUNITY SUPPORT

THE RUMSEY RIDE FUNDRAISER  
CELEBRATES ITS 36TH YEAR

## \\ LIFE AFTER

PARALYMPIAN JENNIFER OAKES  
ON HER LIFE POST-RESCUE

## ◀ A LIFE ON THE LINE

WADE CASSIDY SHARES HIS STARS  
RESCUE EXPERIENCE

PRESENTED BY

**Nutrien**<sup>™</sup>

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# WELCOME

To our dedicated allies, partners, and friends:

Thank you for picking up this very special edition of *Horizons* celebrating 40 years of STARS.

Since 1985, it has been our mission to provide critical care to the patients who need it most, no matter where they live, work, or play — and it would not be possible without the immeasurable community support we have received since day one.

With support from our allies like you, STARS has grown into one of the world's leading and most respected helicopter emergency medical service (HEMS) providers. What started as one helicopter, one base, and a volunteer crew in Calgary, has since grown into a fleet of 10 helicopters across six bases in three provinces. Today, our dedicated STARS team has helped deliver more than 60,000 missions across Western Canada, helping countless families and communities.

Our survival as an organization has always relied on the support of the community. In the early days, our founder, Dr. Greg Powell, would go to the mailbox each week hoping that enough donations had come through just to pay for fuel for the helicopter. Over time, the need for an organization like STARS became abundantly clear, and the community rallied behind our mission. Your steadfast support has allowed us to expand, innovate, and stand at

the forefront of critical care in Canada.

On behalf of our employees, volunteers, and most importantly our patients, we are excited to celebrate 40 years of critical care, anywhere, alongside you.

Thank you for standing by us — here's to the next 40 years.

**Dr. John Froh**  
President & CEO, STARS



PHOTOGRAPHS \ (LEFT) MARY DURANT; (RIGHT) LYLE ASPINALL

## **On the cover:**

Wade Cassidy at Chitek Lake, Sask.

**Photo by** Lyle Aspinall

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Thea and Wade Cassidy

# A Call from the Skies

STARS provides life-saving rescue to Wade Cassidy as well as caring support to his wife, Thea.

By Lyle Aspinall

A phone call from the skies eased Thea Cassidy's worst fears.

When she last saw her husband, Wade, he had just been shocked back to life by STARS flight nurse Crystal Lybeck before being wheeled into a helicopter bound for a city hospital. Crystal phoned Thea en route and put Wade on the line. "That was probably the best sound ever, just hearing him say hi," Thea said.

## REMOTE RESCUE

It was the September long weekend of 2018, and Wade was at his cottage in Chitek Lake, Sask., pulling in his boat dock for the season, when searing chest pain knocked him down.

"The last thing you think about at age 42 is a massive heart attack," he said, "let alone the location of where

it happened." He was 232 km from the nearest major hospital in Saskatoon. "I knew the timelines. I didn't have hours, I had minutes."

His cousin called 911. Local ground crews came to his aid, and a doctor in the community urged a STARS response since a road trip would take two and a half hours.

"With Wade's condition, we did not have that time," said STARS flight paramedic Glen Pilon. "We needed faster transport to hospital." The STARS helicopter launched from Saskatoon, and a ground ambulance carrying Wade rushed toward it. They met on the roadside at an emergency services parking lot.

"I was doing everything I could to just keep breathing," said Wade. "When we got to that rendezvous site and I heard

that helicopter, a sense of relief came over me."

But the worst was yet to come.

When Glen and Crystal stepped into the ground ambulance to assess Wade, he was alert and talking. Moments later, he was not. "I noticed his eyes started to roll back in his head and he started to shake," said Glen. "We both looked at the monitor, and he was in ventricular fibrillation."

Wade's heart wasn't beating as it should, so the STARS air medical crew had to act quickly. "I didn't really understand what was happening," said Wade, "It was a very euphoric feeling. What I didn't know was that as your brain shuts down and loses blood — sight, hearing, consciousness — all those things fade away when your heart stops. All I could



see was my wife and children standing there smiling. And it was the most calming feeling I've ever had."

But in reality, he was dying.

"The type of cardiac arrest he was in required us to shock him," said Crystal, who quickly deployed a defibrillator. "After I shocked Wade, we had return of circulation waves. He started to come to, and I remember saying, 'Welcome back, Wade.'"

### GOING ABOVE AND BEYOND

While Wade was moved from the ground ambulance to the STARS helicopter, Thea asked Crystal, Can you just tell him that I love him? "She was so great," Thea recalled. "She said, 'Absolutely, I will.'"

Crystal even went a step further. She had taken the phone number of the driver

who would take Thea to the hospital. While providing care in the air, she knew Wade was alert enough to talk to Thea, so she called.

"It was scary," said Thea. "I didn't know what to expect on the other end, but it was Crystal's voice saying, 'Do you want to speak to Wade?' That phone call made it possible for me to breathe again."

Wade made it to a cardiac catheterization lab at Saskatoon's Royal University Hospital and has since fully recovered. Now, when he's not at the hockey rink with his two teenage boys or growing his career as a salesperson in powersports vehicles, Wade continues to spend time at the cabin with his family whenever possible.

"We come up here as often as we can," he said, sitting on the shoreline where his heart attack occurred. "And having

a service like STARS — I will forever be indebted to them. If it wasn't for STARS, I wouldn't be back here today telling the story."

The Cassidy family has become staunch supporters of STARS, participating in numerous fundraising and awareness activities.

"Not only do I owe my life to STARS, I owe it to the people who support STARS," said Wade. "It is so precious to our province, to Western Canada."



Scan the code for a video of Wade's heartwarming story.

Wade, fully recovered, back at Chitek Lake, Sask.

"Not only do I owe my life to STARS, I owe it to the people who support STARS."

—WADE CASSIDY



PHOTOGRAPH \ \ LYLE ASPINALL

# From Pioneer Donor to Legacy Partner

Lions Clubs International continues to support STARS 40 years after funding the first mission.

By Olivia Piché



The original Lions Air Ambulance Service helicopter

Launching an air ambulance service isn't easy – it requires funding, trust, and an organization willing to take a leap of faith. Lions Clubs International (LCI) made it possible for STARS to take flight.

In 1985, STARS founder Dr. Greg Powell had a vision to bring critical care to patients who needed it most. To help make that vision a reality, he approached local LCI members Art Hironaka, David Dalgetty, and John Pantan for support and funding. From that point on, the Lions became a critical component to getting life-saving care airborne. During this formative time, LCI provided STARS with \$100,000 – enough to provide early stability.

LCI serves and strengthens communities across the globe and has done so for decades. “Where there’s a

need, there’s a Lion,” said Kevin Gibbons, immediate past district governor of LCI’s District C-2, Alberta, and nephew of Hironaka.

“It’s a red helicopter now, not the white one that started out in the beginning, but it’s still our legacy,” said Gibbons. In 1985, STARS was initially known as Lions Air Ambulance Service and flew a white helicopter with the Lions logo on it.

Today, the helicopters are red, the fleet has grown, and STARS has become a lifeline for communities across Western Canada – but the Lions’ unwavering support remains the same. To honour its first donor and the steadfast support that has followed for 40 years, STARS named one of its new helicopters C-FLCI after LCI. (The Canadian aircraft naming convention starts with C-G, C-F, or C-I, followed by three letters.)

“It hits you right in the heart, thinking, ‘There’s our helicopter,’” said Gibbons. “But the bigger picture is that we were a part of this; we helped create this.”

## A LEGACY THAT LIVES ON

Gibbons recalled his uncle’s immense pride in seeing STARS grow into something so monumental. Gibbons carries on this pride. “We’ll always continue to support STARS because we were the beginning of STARS,” he affirmed.

Nearly every Lions Club in the geographic regions that STARS serves donates to the organization. Gibbons explained that individual clubs determine how much they’d like to donate, and many host additional fundraisers to help. For instance, the Beiseker Club hosts the Beiseker Lions Annual Golf Classic, where all proceeds go to STARS. That tournament has raised close to \$200,000 to date.

Similarly, the partnership continued with the Lions/STARS Stampede breakfast, where the Bowness Lions Club cooked a breakfast for the family of STARS employees.

“We serve by continuing to support STARS and seeing STARS continue helping the citizens of Western Canada,” said Gibbons. “It’s kind of like breathing. You don’t think about breathing; you just do it. It’s the same with Lions: we continue to support STARS because we want to, and we have to. It’s like a natural part of what we do every day. Every time we see [the helicopters] flying around, we can all look up and say, ‘That’s us.’”

IMPACT

2024/25

## YEAR IN REVIEW

STARS EMERGENCY  
LINK CENTRE

38,420

EMERGENCY REQUESTS HANDLED

105

AVERAGE EMERGENCY REQUESTS A DAY

63K+

MISSIONS TO DATE SINCE 1985

## MISSIONS

1,540

921

1,233

=3,694

YEARLY MISSIONS\*

10

AVERAGE DAILY MISSIONS

\*includes helicopter and fixed wing

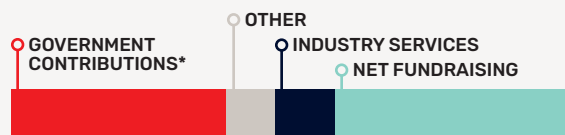
\$12.2M

APPROXIMATE  
ANNUAL  
COST  
PER BASE\*

## FUNDING

36,571

ANNUAL DONORS



FUNDING SOURCES

\*based on STARS' most recent audited financials

## INCIDENT TYPES

STARS RESPONDS TO A VARIETY  
OF CRITICAL CARE CALLS21%  
CARDIAC19%  
VEHICLE  
INCIDENT17%  
OTHER  
MEDICAL17%  
OTHER  
TRAUMA13%  
PULMONARY11%  
NEUROLOGICAL2%  
OBSTETRICAL0.2%  
ENVIRONMENTAL



# Since 1985, STARS has flown more than 63,000 missions across Western Canada. Below are 3,694 missions carried out from our six bases in Alberta, Saskatchewan, and Manitoba in the past year.

**ALBERTA** Acme, Airdrie 2, Alberta Beach, Alcomdale, Alder Flats 2, Aldersyde, Alexis Nakota Sioux Nation 2, Alix 2, Amesbury 2, Andrew 2, Ardrossan, Athabasca 12, Atikameg 2, Balzac, Banff 15, Barrhead 13, Bashaw 2, Bassano 7, Beaver Mines 2, Beaverlodge 9, Beiseker 3, Bezanson 4, Big Valley, Blackfalds, Blairmore 7, Blueberry Mountain 2, Bon Accord 2, Bonanza, Bonnyville 15, Botha, Bow Island 2, Bowden, Boyle 4, Bragg Creek 4, Brooks 30, Bruderheim, Buck Lake 3, Burnis 2, Busby 3, Cadotte Lake 2, Calgary 8, Calmar 2, Camrose 28, Canal Flats, Canmore 13, Canyon Creek, Carbon 2, Cardiff, Cardston 5, Carmangay, Caroline 4, Carseland 5, Carstairs, Carvel, Caslan, Castor, Cayley, Cereal 2, Chauvin 2, Cheadle, Cherry Point, Chetwynd 2, Chip Lake, Chipman, Clairmont, Claresholm 15, Cleardale 2, Cline River, Clive, Clyde 4, Coalhurst 2, Cochrane 4, Cold Lake 17, Conдор 2, Consort 2, Cooking Lake, Coronation 2, Cowley 2, Cranbrook 7, Cremona 2, Crossfield 4, Dawson Creek 3, Daysland 5, De Winton 2, DeBolt 2, Delia 3, Derwent, Devon 2, Dewberry, Diamond Valley 13, Didsbury 9, Donald, Drayton Valley 12, Driftpile 5, Drumheller 23, Duchess, Duffield 4, Dunvegan 3, Eaglesham, Eden Valley First Nation 5, Edmonton 40, Edson 13, Elbow Falls PRA 4, Elk Island Park, Elk Point 6, Elkford, Elko, Enoch Cree Nation 2, Evansburg 4, Exshaw 3, Fairview 11, Fallis 2, Faust 2, Fernie 8, Field 2, Flatbush, Fort Assiniboine, Fort Macleod 3, Fort McMurray, Fort Saskatchewan, Fort St. John, Fort Steele, Fort Vermilion 3, Fox Creek 3, Frog Lake 3, Ghost Lake, Gibbons 3, Gift Lake 5, Girouxville, Gleichen 9, Glendon, Glenevis, Glenwood, Golden 6, Goodfare 2, Goodfish Lake, Gordondale, Grande Cache 13, Grande Prairie 32, Granum, Grimshaw, Grouard 2, Grovedale 12, Gunn, Guy, Halkirk, Hanna 7, Hardisty, Hattonford, High Level, High Prairie 28, High River 10, Hill Spring, Hines Creek, Hinton 10, Hondo, Horse Lake First Nation 4, Hussar, Hythe 4, Innisfail 4, Innisfree, Invermere 6, Islay, Jasper 4, Jenner, Kananaskis Village 9, Kapasiwin 2, Kavanagh 2, Kikino 3, Kikino 4, La Glace, Lac Cardinal, Lac La Biche 7, Lac la Nonne, Lacombe 9, Lake Louise 9, Langdon 2, Leduc 2, Legal 2, Lethbridge 82, Little Buffalo 3, Little Smoky 2, Lloydminster 5, Lomond, Longview, Loughheed, Madden, Ma-Me-O Beach, Manning 2, Marshall 9, Maskwacis 4, Mayerthorpe 9, McBride, McLennan 4, Medicine Hat 10, Millarville, Millet 5, Minburn, Mini Thni (Morley), Mirror, Mission Beach, Morrin, Mossleigh, Mulhurst, Mundare 2, Muskeg River 3, Nanton, New Sarepta, Newbrook 3, Niton Junction, Nordegg 5, O'Chiese First Nation 3, Okotoks 3, Olds 14, Onoway 2, Oyen, Peace River 21, Pearce, Penhold, Picture Butte, Pincher Creek 16, Pink Mountain 2, Pipestone Creek 5, Plamondon, Ponoka 8, Pouce Coupe, Priddis 2, Princess, Provost 3, Radium Hot Springs 2, Raymond, Red Deer 61, Redwater 7, Redwood Meadows 2, Rimbey 7, Rivière Qui Barre, Rochester, Rocky Mountain House 32, Rogers Pass 3, Rycroft, Saddle Lake Cree Nation 5, Sandy Beach, Saskatchewan River Crossing 3, Saulteaux, Sedgewick 2, Sexsmith 6, Siksika Nation 7, Slave Lake 6, Smith, Smoky Lake 14, Sparwood 2, Speddin 2, Spillimacheen, Spirit River 10, Spring Lake, Springbank, Spruce Grove 2, St. Albert, St. Paul 37, Standard 2, Stettler 22, Stony Nakoda First Nation 5, Stony Plain 5, Strachan 2, Strathmore 16, Sturgeon Lake Cree Nation 7, Sunchild First Nation 8, Sundre 17, Sunset House, Swan Hills, Sylvan Lake, Taber 14, Teepee Creek, Thorsby 2, Three Hills 10, Tofield 6, Tomahawk, Torrington, Trochu, Tumbler Ridge, Two Hills 4, Valhalla 2, Valleyview 11, Vauxhall 2, Vegreville 10, Vermilion 8, Viking 3, Vilna, Vulcan 9, Wainwright 10, Wandering River, Wanham 3, Warburg, Wasa, Water Valley 2, Waterton Park, Watino 2, Wembley 2, Westeros, Westlock 16, Wetaskiwin 58, Whitecourt 11, Wildwood, Winfield 2, Woking 2, Wonowon, Ya Ha Tinda Ranch **SASKATCHEWAN** Abbey, Aberdeen, Ahtahkakoop Cree Nation 8, Alice Beach, Allan, Arcola 16, Assiniboia 6, Avonlea 2, Baldwin, Balgonie 3, Beardsy's and Okemasis First Nation 4, Beatty, Beechy 2, Belle Plaine, Big River 3, Big River First Nation 2, Biggar 14, Birch Hills 5, Borden, Broadview 8, Bruno 2, Buena Vista, Buffalo Pound Park, Canora 4, Carievale, Caron 2, Carrot River, Carry the Kettle Nakota Nation, Central Butte, Chitek Lake, Christopher Lake, Clavet 3, Cochin 2, Colonsay 2, Conquest, Coronach, Cote First Nation, Coteau Beach, Cowessess First Nation, Craik, Craven, Cupar, Daffoe, Dalmeny, Davidson 5, Davin, Debden 3, Delisle 2, Denholm, Deschambault Lake, Disley, Dorintosh, Dundurn, Edam, Edenwold, Elbow 2, Elrose, Ernfold, Esterhazy 8, Estevan 34, Eston, Findlater 2, Fishing Lake First Nation 2, Fort Qu'Appelle 21, Frobisher, George Gordon First Nation 2, Glaslyn 2, Glen Ewen, Govan, Gravelbourg, Green Lake, Greig Lake 2, Grenfell, Hafford, Halbrite 2, Hanley 2, Happy Valley No. 10 RM, Heward 2, Humboldt 13, Indian Head 11, James Smith Cree Nation 2, Kamsack 3, Keeler, Kelvington 4, Kerrobert 2, Killaly, Kindersley 13, Kipling 4, La Ronge 2, Langham, Lanigan 2, Leader 3, Leross, Leroy 2, Lestock 3, Lily Plain, Little Bear Lake, Little Black Bear First Nation, Little Pine First Nation, Little Red River Cree Nation, Lloydminster 12, Loon Lake 6, Lumsden 2, Macdowall 2, Maidstone 2, Makwa, Makwa Sahgaiehcan First Nation, Maple Creek, Markinch, Maymont, McLean, Meadow Lake 8, Melfort 13, Melville 5, Meota, Midale, Middle Lake, Mildred, Milestone 4, Mistatim, Mistawasis First Nation 2, Mistusinne 2, Montmartre, Montreal Lake Cree Nation, Moose Jaw 35, Moosomin 16, Moosomin First Nation, Mortlach, Mosquito First Nation 3, Mount Hope No. 279 RM, Muenster, Muscowpetung First Nation 2, Naicam, Nipawin 12, Nokomis, Norquay, North Battleford 33, Ochapowace Nation, Onion Lake 2, Outlook 7, Outram, Oxbow 5, Pasqua First Nation, Peepeekisis First Nation 4, Pelican Lake First Nation, Pelican Narrows, Pense 4, Perdue 4, Peterson, Piatop First Nation, Pierceland, Pike Lake 3, Pilger 2, Pleasantdale, Plunkett 3, Porcupine Plain 4, Poundmaker Cree Nation 2, Preeceville 3, Prince Albert 62, Quill Lake, Rabbit Lake, Radville 3, Rama, Raymore 2, Red Earth Cree Nation 4, Red Pheasant Cree Nation 3, Redvers 4, Regina 55, Regina Beach 4, Riverhurst, Roblin, Rockglen, Rosetown 5, Rosthern 10, Sandy Bay 2, Saskatoon 21, Saulteaux First Nation, Scott, Sedley, Shamrock, Shaunavon 2, Shell Lake, Shellbrook 16, Shields, Sintaluta 2, South Lake, Speers, Spiritwood 4, St. Brieux, St. Denis, St. Walburg 2, Stewart Valley, Stoughton, Strasburg, Struan, Sturgeon Lake First Nation 2, Sunset Cove, Sweetgrass First Nation 2, Swift Current 23, Tessier 2, The Key First Nation, Thunderchild First Nation, Tisdale 6, Tribune, Turtleford 11, Tyvan, Unity 7, Valparaiso 2, Vibank, Viceroy, Victoire 2, Vonda, Wadena 8, Wakaw, Waseca 2, Watrous 7, Watson, Weyakwin, Weyburn 18, White City 2, Whitewood 2, Wilcox, Wilkie 2, Witcheakan First Nation 3, Wolseley 3, Wynyard 12, Yarbo, Yellow Creek, Yellow Quill First Nation, Yorkton 35 **MANITOBA** Altamont, Altona 11, Anola, Arbog 5, Ashern 18, Austin, Bacon Ridge 2, Beausejour 8, Bélair, Beulah, Bird Lake, Bird River, Birds Hill, Birdtail Sioux, Black River First Nation, Bloodvein First Nation, Blumenort, Boissevain 2, Brandon 88, Bunibonibee Cree Nation 7, Caddy Lake 11, Carberry 4, Carman 4, Churchill 3, Clandeboye, Crane River 2, Cross Lake First Nation 13, Crystal City 4, Dauphin 65, Deloraine 2, Dog Creek 2, Domain, Dominion City, Dunnottar 2, East Brintree, East Selkirk 2, East St. Paul 2, Easterville, Ebb and Flow First Nation 3, Elie, Elm Creek 2, Emerson 2, Erickson 2, Eriksdale 6, Fairford 6, Fisher Branch 4, Fisher River Cree Nation 4, Flin Flon 20, Fortier, Fox Lake Cree Nation, Garden Hill First Nation 15, Gillam 3, Gimli 22, Giroux, Gladstone 4, Glenboro 4, Gnadenthal, God's Lake First Nation 5, Grahamdale, Grand Beach, Grand Marais, Grand Rapids 6, Grandview, Gregg, Grosse Isle, Grunthal, Gypsumville 3, Halcyon Cove, Hamiota 2, Hazelridge, Headingley 3, Hnaua, Hodgson 21, Hollow Water First Nation 3, Ile des Chênes 4, Ilford, Inwood 2, Island Lake, Keeseekoowenin Ojibway First Nation 3, Kenora 6, Killarney 9, Kinonjeshstegon First Nation 8, Kirkness 2, Kleefeld 2, La Broquerie, La Salle, Lac Brochet 4, Lac du Bonnet 3, Lake St. Martin, Laurier, Lester Beach, Libau, Little Black River, Little Grand Rapids 11, Little Saskatchewan 6, Long Plain First Nation 6, Lorette 2, Lundar, Lynn Lake 5, Macdonald, Mafeking, Manto Sipii Cree Nation, Mathias Colomb Cree Nation 4, Meadows, Melita, Miami, Milner Ridge, Minnedosa 6, Mitchell, Molsen, Morden 14, Morris 3, Narol, Navin, Neepawa 14, Netley 2, Ninette 2, Nisichawayasihk Cree Nation, Niverville 3, Norway House Cree Nation 22, Notre-Dame-de-Lourdes 2, Nutimik Lake, Oak Bluff 2, Oakville, O-Pipon-Na-Piwin Cree Nation, Pauingassi, Peguis 18, Pinawa 5, Pinaymootang First Nation, Pine Creek First Nation, Pine Dock, Pine Falls 26, Pipestone, Plum Coulee, Plumas, Poplar Point, Poplar River 4, Poplarfield, Portage la Prairie 54, Rapid City, Red Sucker Lake First Nation, Reynolds RM 3, Richer 4, Rivers 3, Riverton 2, Roland 2, Roseau River Anishinabe First Nation, Roseisle, Ross, Rossburn, Russell 12, Sandy Bay Ojibway First Nation 12, Sandy Lake, Sanford 2, Sayisi Dene First Nation, Selkirk 79, Seven Sisters Falls, Shamattawa First Nation 7, Shoal Lake, Somerset, Souris 3, South Junction, Sperling 2, St. Andrews, St. Eustache, St. François Xavier, St. Jean Baptiste, St. Laurent 5, St. Malo, St. Martin, St. Theresa Point First Nation 2, Starbuck, Ste. Agathe, Ste. Anne 12, Ste. Rose du Lac, Steep Rock 2, Steinbach 43, St-Lazare, Stonewall 16, Stony Mountain 4, St-Pierre-Jolys 8, Stuartburn, Swan Lake, Swan River 49, Teulon, The Pas 48, Thompson 64, Traverse Bay, Treherne 2, Valley River, Victoria Beach 2, Virden 15, Vita 3, Vogar, Warren 2, Wasagamack First Nation 15, Waywayseecappo First Nation, West Pine Ridge, West St. Paul 3, Westbourne 3, Whitemouth 2, Winkler 21, Winnipeg 32, Woodridge, Woodside.

Our fiscal year runs from April 1-March 31. Missions may have been scene calls in the area closest to the listed communities. Missions flown to eastern British Columbia are included in the mission record for Alberta. Missions flown to western Ontario are included in the mission record for Manitoba. Locations with no number indicate a single mission responded to in or near that area.

## Behind the Scenes

Backing every life-saving STARS mission is a team of allies and experts – emergency communication specialists, doctors, pilots, flight nurses, flight paramedics, and emergency-response partners – working seamlessly to ensure that patients receive the best and most timely care. Here's one incredible story of how a life-saving STARS mission played out. **By Colleen Seto**



Johnson, after recovering from her accident.

### THE INCIDENT

Last July, Paula Johnson was on a horseback ride with friends in the foothills of southern Alberta, near Head-Smashed-In Buffalo Jump. They were ascending a steep hill when her young horse, Star, spooked, and Johnson was thrown off as the horse bolted downhill.

"I've been riding my whole life, and I've never been thrown from a horse like that," she said. "My dad was a cowboy, and I heard his voice in my head telling me to take my foot out of the stirrup. I did, then off I went. I don't remember anything from there, but I'm pretty sure if I hadn't, I would have been dragged."

Johnson was knocked unconscious after hitting the ground with potential head and spinal injuries, making her situation critical. Her friends called 911; Alberta Health Services Emergency Medical Services (EMS) collected the information and triangulated the call signal to determine Johnson's location. Then, Fort Macleod EMS and fire department were dispatched to the scene.

### CALLING IN STARS

The STARS Emergency Link Centre (ELC) was connected to the call.

"The ELC is integrated with EMS, so event details are shared and updated in real-time," explained John Griffiths, ELC director. "Both agencies began communicating, planning the most effective response, and ensuring all

parties knew what was happening."

Because of limited access to the accident scene and concerns for Johnson's injuries, helicopter transport was determined to be most advantageous. The STAR 1 (Calgary) crew had just returned from a call in the same area when they were dispatched to Johnson's call.

### MAKING A PLAN

A flurry of activity began: the Fort Macleod Fire Department sent its emergency responders to the scene and tended to Johnson, while EMS assembled at a staging area due to challenging access.

The ELC team of emergency communication specialists also swung into action, supported by clinical oversight by STARS transport physician Dr. Sean Fair. The ELC team pinned Johnson's location on STARS mapping software and evaluated options for STARS' response.

Initially, the fire department planned to move Johnson to the ambulance using a side-by-side off-road vehicle, but it was deemed too difficult and could compromise Johnson's condition. Instead, STARS would land directly at the scene.

### CRITICAL COMMUNICATION AND PRE-HOSPITAL CARE

"Our Link Centre is in constant

**“One day, a helicopter went over my house, and I went out to see if it was STARS. It wasn’t, but I started to cry. I thought, ‘Oh my gosh, I actually rode in a STARS helicopter, and because of that, I survived to walk out on my porch and see another helicopter.’ I’m so thankful for them.”**

—PAULA JOHNSON

## STAR 1 MISSION SUMMARY:

**12:47** Mission accepted after pilots evaluate weather conditions

**12:48** Dispatched



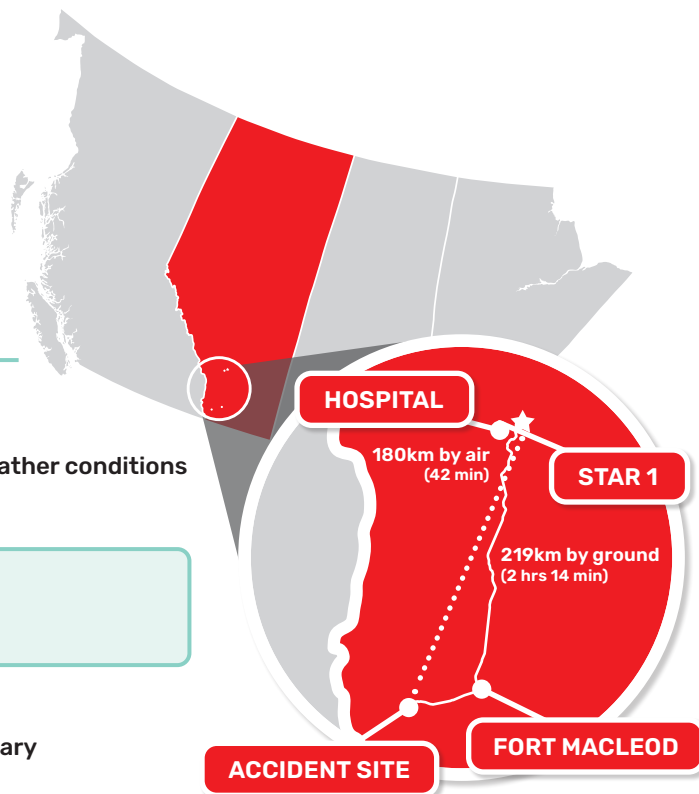
**43 MINUTES**

**13:05** Leaves Calgary base after refuelling

**13:48** Lands at scene near Fort Macleod

**14:04** Leaves scene with patient safely loaded

**14:44** Arrives at Foothills Medical Centre in Calgary



communication with first responders,” said Griffiths. “EMS flagged that the road gets really rough; there were real concerns with access and that Paula may have a spinal injury. All this information helps determine the best course of action, and that’s how the plan evolved.”

EMS and Fire continued relaying information about the scene and Johnson’s condition so that the ELC could coordinate a safe landing and ensure the air medical crew was fully prepared upon arrival.

Once Johnson was safely aboard STAR 1, the STARS air medical crew provided ICU-level care in transit, managing her pain and initiating advanced pre-hospital interventions to optimize her outcome. Meanwhile, the ELC kept Foothills Medical Centre informed, ensuring the trauma team was ready the moment she arrived.

The STARS crew safely delivered Johnson into hospital care, where she was treated for a broken collarbone, nine broken ribs,



Fort Macleod emergency responders attend to Johnson at the scene.

a fractured sternum, a hematoma on her hip, and a brain bleed.

During Johnson’s flight, two other requests for STAR 1 occurred, which Dr. Fair triaged and assigned to other resources. Johnson’s mission was one of 15 that STARS flew that day – July 31, 2024.

## THE RECOVERY

Johnson has since been recovering at her ranch near Longview, Alta. She visited with both the STARS crew and EMS team that rescued her, and they helped her fill in the blanks of what happened.

“They’re so empathetic, caring, and professional. I was just so thankful to meet them and have them help me put the pieces of the puzzle together. Having STARS get me out probably saved my life.”

EN ROUTE

# THE LIFE-SAVING MISSION THAT STARTED IT ALL

Forty years ago, Kelly Waldron became STARS' first Very Important Patient. She continues to hold immense gratitude for her second chance at life.

By Olivia Piché

On Dec. 1, 1985, Kelly Waldron (née Hulstein) and her twin brother, Travis, were born at St. Michael's Hospital in Lethbridge, Alta., at only 27 weeks gestation. Not only were they two months premature, but the twins were briefly stuck in the birth canal. Once Kelly arrived, she was black and blue, had no detectable heartbeat, and weighed only two pounds and 13 ounces. Both twins were in trouble.

At the time, Lethbridge wasn't equipped for such a situation, and the babies had to be moved to Calgary. Waldron's mom was told the babies would not likely survive. Travis was taken by a fixed-wing airplane and Kelly was flown by helicopter — STARS' first mission — to receive life-saving care at the Foothills Medical Centre. Both twins survived.

"I wouldn't be alive if it wasn't for STARS," said Waldron. "My parents wouldn't have a daughter. They wouldn't have gotten to see me grow up, take my first steps, learn to talk, go to school, graduate high school, or anything like that."



Waldron, shortly after birth, receiving life-saving care.

Waldron's rescue marked take-off — literally — for the STARS organization. The success of that inaugural mission served as validation

of the necessity and importance of STARS' critical services.

"They did exactly what their mission was: they came to a city that couldn't help me, and they took me to Calgary, a city that could, and it was a success," she affirmed.

## THE STARS FAMILY

Naturally, Waldron is a lifelong supporter of STARS, and she's close with Dr. Greg Powell, STARS founder, and his wife, Linda. Waldron visits with the couple and keeps them updated on her life.

"I'm just so grateful for Dr. Powell and that he had this idea. I consider him and Linda part of my family."

Waldron is a history-making member of the STARS family, too — she has a helicopter named after her. In 2019, STARS surprised Waldron by naming a newly acquired helicopter C-GKLY. All Canadian aircraft start with C-G, C-F, or C-I, and STARS chose the following letters KLY for Kelly.

"It was amazing to have them do that," she said. "Still, to this day, I don't feel like I deserve it, but it is an awesome feeling."

## 40 YEARS: FULL OF LIFE AND LIFE-SAVING

Waldron knows that STARS made her entire life possible. Since her








rescue 40 years ago, she's gone on to live a full life made up of meaningful moments.

Thanks to STARS and its allies, Waldron was able to experience significant milestones like going to university, starting her own accounting business, getting married, and becoming a mom to two daughters. She leads a life she loves, taking pride in her career and joy in her marriage of nearly 11 years.

Like Waldron, STARS has had a remarkable 40 years.

"They've helped so many people, and they continue to do that," said Waldron. "I hope they're around for many more years. The fact that they've made it to 40 years with the support of the community shows how much they are needed and how much support they've been given."

Waldron's gratitude for STARS continues by carrying on living her life well. "I get to plan a future with my children and my husband." 

## STARS Founder Dr. Greg Powell Remembers STARS' First Mission

By Lyle Aspinall

Dr. Greg Powell wasn't on board the first STARS mission, but he remembers how it played out.

Dr. Powell was chief of emergency medicine at Foothills Medical Centre in Calgary at the time. While other helicopter emergency medical service flights had occurred earlier in southern Alberta, Kelly Waldron's mission in 1985 was the first under the Lions Air Ambulance/STARS banner.

"We went as a STARS team," said Dr. Powell, noting that Kelly's brother, Travis, was transported in care of the neonatal team on a government-run airplane ambulance. "Kelly went on the helicopter with the neonatal team orchestrating the whole event as clinical providers in the background. That was definitely a STARS flight. When she arrived at the Foothills and went through all of the early neonatal care that she required, that was a memorable event.



"Kelly is an amazing story. But her relationship [with STARS] to this day is due to Linda," Dr. Powell said of his wife. "Linda recognized that continuing the relationship with Kelly was important to patient care and exemplifies that STARS is a family.

"When Kelly grew up, got married, and had a family, then came to STARS' 10<sup>th</sup> and 20<sup>th</sup> anniversaries and cut the cake, I was always amazingly appreciative. And I was absolutely honoured to take a helicopter model to her that had her initials on it.

"But the real credit goes to Linda for fostering that story and making sure STARS has an organizational memory framed around that. That's really important because people see the benefit of caring in the long term."

# CELEBRATING 40 YEARS OF CRITICAL MOMENTS

In 2025, STARS marks its 40th anniversary, a monumental achievement made possible by generous donors, government support, and the dedication of crew members. Here's a rundown of some of the major milestones over the last four decades, and here's to another 40 years and beyond of life-saving missions.

STARS Grande Prairie, the third Alberta base, opens.



The STARS Human Patient Simulator program is established with founding donors Lions Clubs International Multiple District 37 and Lockerbie & Hole.

2006

2004



STARS receives a \$2 million transformational gift from Susan and Doug Ramsay, making them the single largest non-corporate donors at the time. The resulting Susan Ramsay Advanced Skills Institute helps provide ongoing training and education to STARS crews.



The Vision Critical campaign launches for the purchase of two new helicopters and to establish a critical care education centre, raising more than \$26.5 million.

STARS announces the Keep the Fight in Flight capital campaign to replace the aging fleet of helicopters. Over the next five years, \$138 million is raised to fund 10 new H145 helicopters.



2011

2012



STARS signs a 10-year agreement with the Government of Manitoba to provide helicopter air ambulance service from a permanent base in Winnipeg.

STARS' Regina and Saskatoon bases open with help from commitments made by lead donors, including Nutrien, Veren, The Mosaic Company, and Saskatchewan Crown Corporations.



Lions Air Ambulance Service is established in Calgary through the support of Lions Clubs International (see story on page 5). The first mission that December transported a critically ill infant (Kelly Waldron, née Hulstein) to tertiary care in Calgary (see story on page 10).



STARS Edmonton base is established, and provincial air ambulance contracts are awarded to STARS for Edmonton and Calgary bases.



1985

1986

Alberta Shock Trauma Air Rescue Society (STARS) is incorporated as a not-for-profit organization.

The STARS Emergency Link Centre is established thanks to funding from the Canadian Association of Petroleum Producers.

1991

STARS becomes the first Canadian program to receive full accreditation as a critical care provider from the Commission on Accreditation of Medical Transport Systems (CAMTS).



The inaugural ENSERVA STARS & Spurs Gala takes place in Calgary, gathering the energy sector to fundraise for STARS. To date, the annual gala has raised more than \$22 million.

1999

1998

1997

1996

1994



STARS launches the Seconds Count campaign, co-chaired by philanthropist Stan Grad. Raising \$8.1 million, this successful fundraising initiative helps to retire STARS' helicopter loans.



STARS celebrates its 40th anniversary, having flown more than 60,000 missions across Alberta, Saskatchewan, and Manitoba.

2018

2019

2024

2025



The Pegasus Project for STARS is launched by the community to support the Keep the Fight in Flight capital campaign and raises more than \$3 million. The project sees a 1968 Ford Mustang Fastback built, toured through Saskatchewan, and sold for \$1 million at the prestigious Barrett-Jackson Auction.

STARS replaces its Computer Aided Dispatch system in the STARS Emergency Link Centre with a new future-focused product to go beyond dispatching and tracking helicopters, thanks to a generous gift from TD Bank Group.



# THE EVOLUTION OF STARS AIRCRAFT

STARS has always been about the patient – even as the aircraft changed over time.

By Lyle Aspinall

Since its 1985 inception, STARS has flown six types of aircraft. Six and a half if you consider the upgrade of its current model.

Here's a rundown of how the aircraft involved in STARS' history have evolved.

## MESSERSCHMITT-BÖLKOW-BLOHM (MBB) B0105: 1991-1993 [4]

When STARS' Edmonton base was established in 1991, it launched with this aircraft. It was eventually replaced with the Airbus BK117.



## MITSUBISHI MARQUISE MU-2: 1991-1996 [5]

STARS flew the Marquise MU-2 airplane for several years in Alberta in the 1990s, but as the mission of providing critical care anywhere was honed and refined, helicopters soon became the only type of aircraft STARS would operate. Today, when needed, STARS air medical crews fly on fixed-wing ambulances operated by other organizations.



## AIRBUS BK117: 1985-2022 [1, 2, 3]

This "workhorse" was the single most-prolific and long-lived helicopter model in STARS' history. From the first STARS mission in 1985 to its official retirement in 2022, the BK117 dominated the STARS aircraft lineup for most of the organization's first 40 years. At its peak, there were eight of these helicopters in use simultaneously, anchoring fleet operations after an original three were leased in the early years.







### SIKORSKY S-76A: 1996-2001 [6]

In 1996, STARS established Nova Scotia's first helicopter air ambulance program, operating it with this aircraft through the first five years on a temporary contract.



### AGUSTAWESTLAND AW139: 2013-2020 [7]

Three of these roomy helicopters flew more than 5,000 STARS missions from three bases over a seven-year span, ending in 2020. This aircraft helped pave the way for the organization-wide unified fleet that would come next.



### AIRBUS H145: 2019-PRESENT [8]

This model now makes up the entirety of STARS' 10-helicopter fleet, spread across all six of its bases. The original handful of four-bladed D2 models that STARS purchased were upgraded to the newer five-bladed D3 variant. All 10 aircraft are now the latest version of the Airbus H145. ▀

# A Potentially Game-Changing Method of Blood Transfusion

STARS participates in a critical study that could transform care for trauma patients. **By Halluma Seklani**

STARS is always exploring ways to improve patient outcomes, and as leaders in air ambulance transport, STARS' duty is to deliver the highest standard of care.

Now, groundbreaking research has the STARS team reconsidering a 100-year-old method of blood transfusion. STARS is participating in a study led by the University of Pittsburgh. This TOWAR (Type O Whole blood and assessment of AGE during prehospital Resuscitation) study could redefine prehospital care by offering whole-blood transfusions for severely injured patients early in their treatment.

Donated blood is typically separated into red blood cells, plasma, and platelets for storage and individual use. However, when someone bleeds out, they lose all these parts.

Dr. Doug Martin, STARS medical director, explained that the implication of the TOWAR study may be "game changing."

"It's a kind of change that comes along once every couple of decades that has the potential to absolutely shift the playing field on how you care for trauma patients," he said.

During the Battle of Somme in 1916, the story of whole-blood transfusion for injured patients began. Canadian surgeon Dr. Bruce Robertson was among those who pioneered the use of whole-blood transfusions on wounded soldiers during the First World War. He authored an article about his findings and the benefits

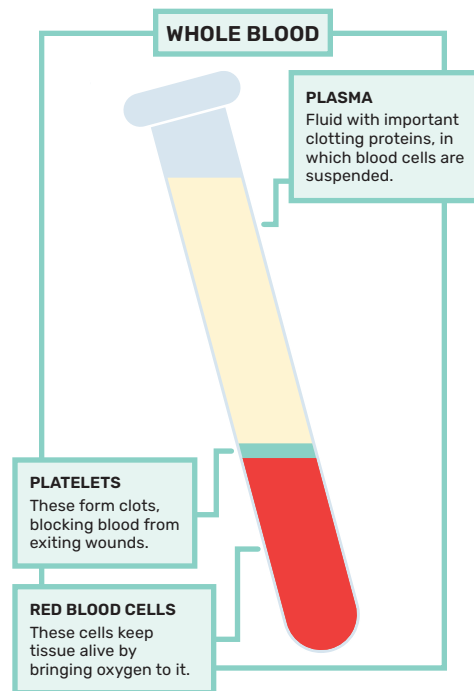
of whole-blood transfusion that was published in the British Medical Journal.

"Assigned to a British base hospital, Dr. Robertson was exposed to the practice of using saline for the resuscitation of bleeding patients, and its results were uniformly dismal," said Dr. Martin. "This article began the process of convincing British army surgeons of the value of whole blood over saline as a resuscitation fluid."

Over the years, the practice was gradually replaced by the transfusion of blood components in an effort to increase safety and give patients only the parts they absolutely needed. However, in recent years, a renewed interest in whole-blood transfusion has emerged, fueled by its effectiveness in treating trauma patients.

TOWAR study whole-blood transfusions involve the use of low-titer blood with low levels of antibodies and can be transfused to people of various blood types. This practice of giving trauma patients who are losing a lot of blood whole-blood transfusions when they reach the hospital has been associated with a greater chance of these patients surviving their injuries. The TOWAR study is designed to examine whether providing these transfusions earlier, before arrival at hospital, improves outcomes even more.

"We are all expecting that there's going to be an outcome benefit in terms of lives saved," said Dr. Martin. "And if the study turns out as expected, then I think



the practice of transfusion for trauma is going to look entirely different in two to three years."

As of February 2025, the STARS Winnipeg base began carrying two units of whole blood on board the aircraft as part of STARS' participation in the TOWAR study. This was made possible with the help of Canadian Blood Services. Through the study, STARS is one of the first civilian agencies to administer whole blood in Canada.

"It should be seen both as a great privilege and a sign of the growing maturity of our organization that we can be part of the scientific leadership of this important change," said Dr. Martin.

As STARS continues its work in critical care, the TOWAR study serves as a reminder of the impact that scientific research can have on saving lives. Together, with a commitment to innovation, STARS can continue to redefine what is possible for patients.

# A Hamlet That Helps

The Rumsey Ride continues its reign as the longest-running STARS fundraiser.

By Fabian Mayer



Rumsey Ride participants hit the trail on the morning of the event.

By appearances, the Rumsey Ride may seem like an understated fundraiser. Event chairperson Rob Richmond calls it a “meat and potato” fundraiser. While he’s referring to the annual one-day event’s simple nature — it’s a trail ride on horseback followed by a tasty beef supper — the fact is, the Ride is a major STARS supporter. During the 2023 Rumsey Ride, an enormous milestone was reached: the \$1-million mark for cumulative money raised.

The event, which started in 1989, is the longest consecutively held fundraiser in support of STARS and takes over the hamlet of Rumsey, Alta., located 40 kilometres north of Drumheller, every August. Richmond said the Ride is one of the main events of the summer for the hamlet and surrounding communities.

“It has really become a community tradition for the whole area,” said Richmond. “It’s not a glitz-and-glamour kind of thing, but it’s definitely circled on everybody’s calendar.”

Participating riders collect pledges as their entry ticket. Nobody is overly fussed about the amount, though some riders manage to collect thousands of dollars in donations. Along with the dinner and trail ride, the event has grown to include a whole day of activities, including a pancake breakfast, poker rally, silent auction, raffle, and awards ceremony. It’s recently evolved to add a virtual trail ride, online auction and five-km walks to “make our fundraiser adapt, stay current, and bring in new audiences,” said Richmond.

The event is all about community effort and support. “Everybody probably knows somebody, whether it’s a neighbour, family member, or somebody in their life that’s actually been saved by STARS,” said Richmond. “It has a lot of meaning for rural areas where it’s so important.”

As a sign of appreciation for all the support over the years, two of STARS’ helicopters feature the Rumsey Ride logo on them. One of these helicopters has

also made an appearance in Rumsey, giving people the chance to see an ambulance aircraft — and the Rumsey logo — up close and personal as an additional thank you.

“I guarantee when everybody walked across that field, that was the first thing they went to look for,” said Richmond. “It’s a small thing, but it’s a patch of honour that means a lot to everybody.”

No matter what else is happening, even through a pandemic, fires, floods, economic downturns, and droughts, participants keep showing up and the Rumsey Ride continues every year.

“The success and longevity of the Rumsey Ride is the community spirit and volunteerism displayed by our committee, community groups, our faithful riders, donors, businesses, and long-time supporters,” affirmed Richmond. “We always say about our Ride — it’s more than a tradition. It’s about keeping our STARS spirit alive.”



# A Decade of International Success

Since being rescued by STARS, Jennifer Oakes has represented Canada on the world stage, won a Paralympic medal, and travelled the globe.

By Olivia Piché

Ten years ago, then-17-year-old Jennifer Oakes was enjoying a hot summer day at her parents' cabin near Brooks, Alta. But on that July afternoon, Oakes came dangerously close to losing her life.

She was kneeling at the front of her family boat when it hit some rogue waves, and she fell off. As the boat went over her, its propeller sliced her leg in multiple places. The damage to her leg could have been fatal because of the significant blood loss.

Oakes survived, thanks to STARS and her family and friends, who acted quickly to rescue her. Although she lost her leg, she's gone on to experience extraordinary moments in the decade that has since passed.

## AN ATHLETE BY NATURE

Sports played a big role in Oakes' recovery — she didn't let anything keep her from returning to her sporting life, namely volleyball. She was still in the hospital when she discovered the women's national sitting volleyball team. Watching them compete in a Paralympic-qualifying tournament, Oakes thought it would be a dream to play alongside them.

Before she was even fitted for a

prosthetic, Oakes started playing sitting volleyball. It's different from the game she was used to — it involves a smaller court, a lower net, and players seated on the floor — but she took to it quickly. The following February, she joined the national team. By September, Oakes was in a stadium rumbling with excitement, representing Canada at the 2016 Paralympic Games in Rio de Janeiro.

"To play on that world stage was something that I've always dreamed of, and that was the first time that it was a reality," she said.

And it wasn't the last time. Oakes represented Canada on the national sitting volleyball team in the 2020 Tokyo Games and again in Paris 2024 when she became a Paralympic bronze medalist.

In addition to the Paralympic destinations, sitting volleyball has sent her to China, Egypt, Peru, Bosnia, and several other European countries. "Having the opportunity to travel internationally and compete for Canada was just such a great opportunity for me, and I just kept falling in love with the sport."

When she's not serving the ball or globetrotting, Oakes works for a

**"My family and I always celebrate my anniversaries at the lake: to celebrate life, be grateful that I'm alive, and that I get to have this amazing life with family and friends."**

—JENNIFER OAKES

marketing agency serving agriculture clients from her home in Brooks, where she lives with her fiancé. Oakes credits her accomplishments to STARS, her family, and the support system she's had throughout the last decade. Every year, on the anniversary of her accident, she goes out to the lake with her family to toast life and the wonderful moments she's had since.



Oakes on a sit volleyball court.

PHOTOGRAPHS BY NATE LUIT

## Nutrien: A Proud STARS Ally

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More than a decade ago, Nutrien made an incredible investment in STARS to help us grow our operations into Saskatchewan. We had a common goal: to provide more patients with access to critical care, no matter where they are. Today, after 40 years of growth, innovation, and more than 60,000 missions across Western Canada, we continue to provide hope to patients on their worst days. Nutrien is proud to be a STARS ally and to be part of this 40-year milestone of critical care, anywhere.



**“With our team’s passion for supporting rural Canadian communities and dedication to safety, STARS is a partner that aligns closely with our priorities. Nutrien is proud to have supported STARS for over 10 years and we look forward to continuing to support this essential service for rural Canadian communities.”**

**Jesse Hamonic - Vice President & Country Head, Nutrien Ag Solutions Canada**



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VIP Wade Cassidy and his wife, Thea.  
Read the story on page 3.



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## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 7.a

**Subject:** Bylaw 1233, 2025 - Tecumseh Area Structure Plan (NW¼ 15-8-5-W5M Tecumseh) - Second and Thirds Readings

**Recommendation:** That Council gives second and third readings of Bylaw 1233, 2025.

**Executive Summary:**

Bylaw 1233, 2025 proposes the adoption of the Tecumseh Area Structure Plan to establish a framework for redesignation and future subdivision for the NW¼ 15-8-5-W5M.

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

Municipal Government Act s. 692 Planning Bylaws.

**Discussion:**

The Tecumseh Area Structure Plan (ASP) is attached as Schedule 'A' to Bylaw 1233, 2025.

Over the past several months the landowner has developed the Tecumseh ASP for the lands legally described as the NW¼ 15-8-5-W5M, containing ±41.07 ha (101.5 acres). The ASP proposes 23 country residential parcels on the land that fronts onto the existing Tecumseh Road east of the existing Tecumseh Subdivision.

On March 13, 2025 the Municipality in collaboration with the applicant issued a Municipal Government Act s. 636 notification to adjacent landowners (including all landowners in the existing Tecumseh subdivision), provincial government agencies, and third-party utility companies of the Municipality's intent to prepare a new statutory plan. On June 18, 2025 the applicant hosted a public open house. The feedback from the notification and the open house is summarized in the ASP, as well as how the applicant incorporated the feedback in the final ASP land use concept and policies.



The ASP summarizes the findings and recommendations of four specialist studies that were completed as part of the ASP preparation:

- Tecumseh Archeological Report by Atlatl Archaeology - based on the archeological report the Heritage Division, Alberta Arts, Culture, and Status of Women granted Historical Act clearance for the ASP.
- Biophysical Assessment Report by McElhanney - from the biophysical assessment and in collaboration with the Nature Conservancy of Canada and adjacent landowners it was determined to dedicate a large portion of the Plan Area to the Municipality as a combination of Municipal Reserve and Environmental Reserve to preserve a wildlife corridor and several adjacent wetlands. Several other wetlands in the Plan Area that are separated from the wildlife corridor will be preserved on private land as Environmental Reserve Easements.
- Groundwater Feasibility Assessment by McElhanney - from the groundwater feasibility assessment it was determined to include policies in the ASP that restrict the diversion of groundwater for household purposes pursuant to sections 21 and 23 of the Water Act (i.e. through private groundwater wells) to 17 of the 23 parcels. The ASP proposes that at the time of subdivision a restrictive covenant is imposed on the certificate of land titles of all 23 parcels in the subdivision to prohibit those 6 parcels that are not allowed to have groundwater wells from diverting groundwater for household purposes, and require that instead household water must be provided by a private cistern. The restrictive covenant will be enforced by all the landowners in the subdivision (the Municipality will be named as an interested party, which means that the restrictive covenant cannot be discharged without notification to the Municipality).
- Geotechnical Report by BDT Engineering Ltd. - the geotechnical report found that the subsurface conditions in the Plan Area are generally suitable for private sewage disposal systems.

The specialist studies are available upon request.

The ASP proposes a municipal public parking lot (Municipal Reserve) for 7 to 10 vehicles at the north cul-de-sac for the public to access the Allison-Chinook Public Land Use Zone that is located north of the Plan Area.

#### **Analysis of Alternatives:**

1. Council may give second and third readings to Bylaw 1233, 2025.
2. Council may make changes to Bylaw 1233, 2025 prior to considering second and third readings of Bylaw 1233, 2025.
3. Council may defeat Bylaw 1233, 2025.

#### **Financial Impacts:**

N/A

**Attachments:**

[FORMATTED Bylaw 1233, 2025.docx](#)

[Bylaw 1233, 2025 - Schedule A - Tecumseh Area Structure Plan.pdf](#)

**MUNICIPALITY OF CROWSNEST PASS**  
**Bylaw 1233, 2025**  
**TECUMSEH AREA STRUCTURE PLAN**

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to adopt the Tecumseh Area Structure Plan for the NW ¼ Section 15-Twp 8-Rge 5-W5M.

**WHEREAS** section 633 of the Municipal Government Act empowers a municipal council to adopt by bylaw an area structure plan.

**AND WHEREAS** the Council of the Municipality of Crowsnest Pass wishes to adopt the Tecumseh Area Structure Plan for the lands legally described as the NW ¼ Section 15-Twp 8-Rge 5-W5M, at 3055 Tecumseh Road, containing ±41.07 ha (101.5 acres), to provide a framework for the redesignation and future subdivision and development of the lands.

**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:

1. The area structure plan contained in Schedule 'A' attached hereto and forming part of this bylaw is hereby adopted as the Tecumseh Area Structure Plan.
2. Bylaw No. 1233, 2025 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

# TECUMSEH AREA STRUCTURE PLAN

3055 Tecumseh Road  
Municipality of Crowsnest Pass

*Submitted to:*  
**Municipality of Crowsnest Pass**

*Prepared for:*  
**SentrySix Land Corp.**



*Prepared by:*  
**McElhanney Ltd.**



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# 1.0 INTRODUCTION

## 1.1 Purpose

The Tecumseh Area Structure Plan (ASP) provides a statutory framework to guide the orderly, environmentally responsible, and economically sustainable subdivision and development of the Plan Area. Its purpose is to ensure that future development:

- a. Aligns with the relevant policies in the Municipality of Crowsnest Pass' Municipal Development Plan and Land Use Bylaw and other relevant planning frameworks;
- b. Is compatible with surrounding rural land uses;
- c. Preserves key environmental values; and
- d. Supports a high quality of life through thoughtful site planning and servicing strategies.

## 1.2. Plan Area Location

The Plan Area is situated in the northwestern region of the Municipality of Crowsnest Pass, approximately 1 kilometre north of Highway 3 (20 Avenue) and to the west of the community of Coleman. It consists of a single titled parcel encompassing a total area of 41.06 hectares. The parcel is municipally addressed as 3055 Tecumseh Road and is legally described as the Northwest Quarter of Section 15, Township 8, Range 5, West of the Fifth Meridian (NW ¼ Sec. 15, Twp. 8, Rge. 5, W5M).

The site is directly accessible via Tecumseh Road bordering the southwestern boundary of the property.

Figure 1. Plan Area Location within the Municipality of Crowsnest Pass



Figure 2. Plan Area Parcel Map



Figure 3. Plan Area Aerial Photo





### 1.3. Property Ownership

The entire Plan Area is owned by SentrySix Land Corp., a locally based company established in 2023 by three families with a shared vision of fostering gentle, environmentally responsible country residential living in Crowsnest Pass. The company is committed to a development approach that balances rural lifestyle opportunities with long-term ecological stewardship.

SentrySix has prior experience in the region, having successfully developed the SentryRidge community, located directly northwest of the Plan Area. SentryRidge comprises seven three-acre rural residential lots and reflects the same principles of low-impact development, landscape sensitivity, and community character that guide the current proposal.

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## 1.0 INTRODUCTION cont.

### 1.4. Plan Preparation

This ASP has been prepared in accordance with the Municipality of Crowsnest Pass Area Structure Plan Applications Policy and associated Procedure, which outlines the expectations, scope, and submission requirements for statutory plan preparation.

This ASP is organized into the following sections:

- a. **Section 1 – Introduction:** Outlines the purpose, vision, and intended use of the ASP. It describes the location and context of the Plan Area and provides direction on how the document is to be interpreted and applied in the planning and development process.
- b. **Section 2 – Policy Context and Compliance:** Reviews applicable provincial legislation, statutory municipal documents, and local policies. This section demonstrates how the ASP aligns with the Municipality of Crowsnest Pass’s Municipal Development Plan, Land Use Bylaw, and other relevant planning frameworks.
- c. **Section 3 – Technical Site Analysis:** Summarizes the results of supporting technical studies—including environmental, hydrogeological, geotechnical, archaeological, and servicing assessments—that inform the land use concept and infrastructure design within the Plan Area.
- d. **Section 4 – Engagement:** Provides an overview of the engagement process, including statutory notification, consultation with interested parties, agency referrals, and direct neighbour discussions. The section summarizes key feedback themes and how input influenced the ASP’s policies and structure.
- e. **Sections 5 - Land Use Concept:** Illustrates the proposed development layout, including land use designations, road alignments, environmental reserves, and open space buffers.
- f. **Section 6 – Land Use Policies:** Establishes the policy framework that will guide future subdivision and development decisions. Policies address residential use, lot sizes, landscaping, environmental protection, and compatibility with surrounding land uses.
- g. **Section 7 – Transportation:** Defines the internal road network and access strategy, including road standards, emergency access, pedestrian connectivity, and traffic management policies.
- h. **Section 8 - Servicing and Utilities:** Outlines servicing strategies for water, wastewater, stormwater, and shallow utilities based on engineering best practices and technical assessments. Policies support long-term sustainability and servicing feasibility.
- i. **Section 9 – Implementation:** Provides direction for how the ASP will be implemented over time, including land use redesignation, subdivision approval, development agreements, and the process for potential amendments.

## 1.0 INTRODUCTION cont.

### 1.5. Plan Interpretation

The policies contained in this ASP shall be interpreted in accordance with the following directives:

- The terms “**shall**,” “**must**,” “**will**,” and “**require**” indicate policies that are mandatory and must be applied.
- The term “**should**” indicates policies that are expected to be followed, but may be modified where warranted due to unique site conditions or practical limitations.
- The term “**may**” denotes discretionary policies, which provide flexibility in implementation.

Unless otherwise specified, all terms and expressions used in this ASP have the meanings assigned to them in the Municipal Government Act, Municipal Development Plan, and Land Use Bylaw.

### 1.6. Development Vision

The Tecumseh ASP envisions a thoughtfully planned, low-density rural country residential neighbourhood that embraces the natural beauty, rural character, and ecological integrity of Crowsnest Pass. Situated on a gently sloping site with panoramic views of the Rocky Mountains and Crowsnest Pass, the Plan Area is uniquely positioned to support a development that is both scenic and sustainable.

This vision emphasizes site-responsive design, where lot layouts, building envelopes, and infrastructure are carefully planned to preserve important natural features—such as wetlands, wildlife corridors, and mature forest stands—while maintaining privacy, view corridors, and the rural character of the landscape. Open space integration, native landscaping, and FireSmart principles will be key components of the design, reinforcing safety and long-term ecological resilience.

Plan Area Photos



Plan Area Photos



## 2.0 POLICY CONTEXT AND COMPLIANCE

This ASP has been prepared in accordance with the MGA and is intended to guide the orderly and sustainable subdivision and development of the Plan Area. The ASP has been informed by, and is consistent with, all applicable municipal policies, statutory plans, and regulatory frameworks in place within the Municipality of Crowsnest Pass.

### 2.1. Alignment with the Municipality of Crowsnest Pass Municipal Development Plan (MDP)

The MDP provides policy direction for long-term growth of the Crowsnest Pass, both in the urban communities and the areas outside of the urban communities. This ASP aligns with the policies of the MDP relevant to the areas outside of the urban communities, as outlined in the table below:

Table 1. Policy Alignment with the MDP

MDP Policy	ASP Alignment	Relevant ASP Sections
<b>1.2.6 Municipal Reserve Dedication Criteria</b>	The municipality proposes municipal reserve dedication to consist of dedication of 10% of gross developable area, consistent with the MGA and MDP provisions.	6.7.
<b>2.3.4 FireSmart Residential Development</b>	FireSmart design principles have been incorporated, including vegetation buffers, building material guidelines, and defensible space measures.	6.3.
<b>2.3.5 Country Residential Development</b>	The ASP supports country residential development with rural-appropriate road networks, passive recreation opportunities, and trail connectivity. The proposed development is outside urban growth nodes and meets MDP criteria for an appropriate residential designation.	6.1. and 6.2.
<b>4.2.5 Environmental Reserve</b>	The ASP establishes Environmental Reserve Easements over wetlands, buffers, and the old growth forest wildlife corridor.	6.6.
<b>4.2.6 Wetlands</b>	Wetlands identified in the biophysical assessment are protected with 30 m buffers and integrated into the stormwater and land use plans.	6.6.
<b>4.2.7 Wildlife Linkage Zones</b>	A continuous wildlife corridor has been established in this ASP.	6.6.
<b>4.3.1 and 5.1.4 Storm Water Management</b>	Stormwater management strategies include on-site infiltration, runoff control, and discharge to wetlands at pre-development rates.	8.3.
<b>4.3.2 Soil Stabilization</b>	Subdivision and development policies address erosion control, sediment protection, and slope-sensitive design.	8.3.



## 2.0 POLICY CONTEXT AND COMPLIANCE cont.

### 2.2. Compliance with the Land Use Bylaw (LUB)

The current land use designation of the subject lands under the LUB is Non-Urban Area – NUA-1. This district is intended to accommodate limited rural development. While Single-Detached Dwellings are listed as a discretionary use in the NUA-1 district, the form of clustered rural development proposed in this ASP may be more aligned with an appropriate country residential district available in the land use bylaw.

To enable the proposed land uses, a land use bylaw amendment will be required to re-designate the Plan Area to an appropriate country residential district in the land use bylaw. The ASP will guide future subdivision and development to ensure full compliance with the updated land use designation and other applicable regulations in the Land Use Bylaw, such as those relevant to private sewage disposal. The development shall comply with other associated district regulations, and municipal servicing standards.

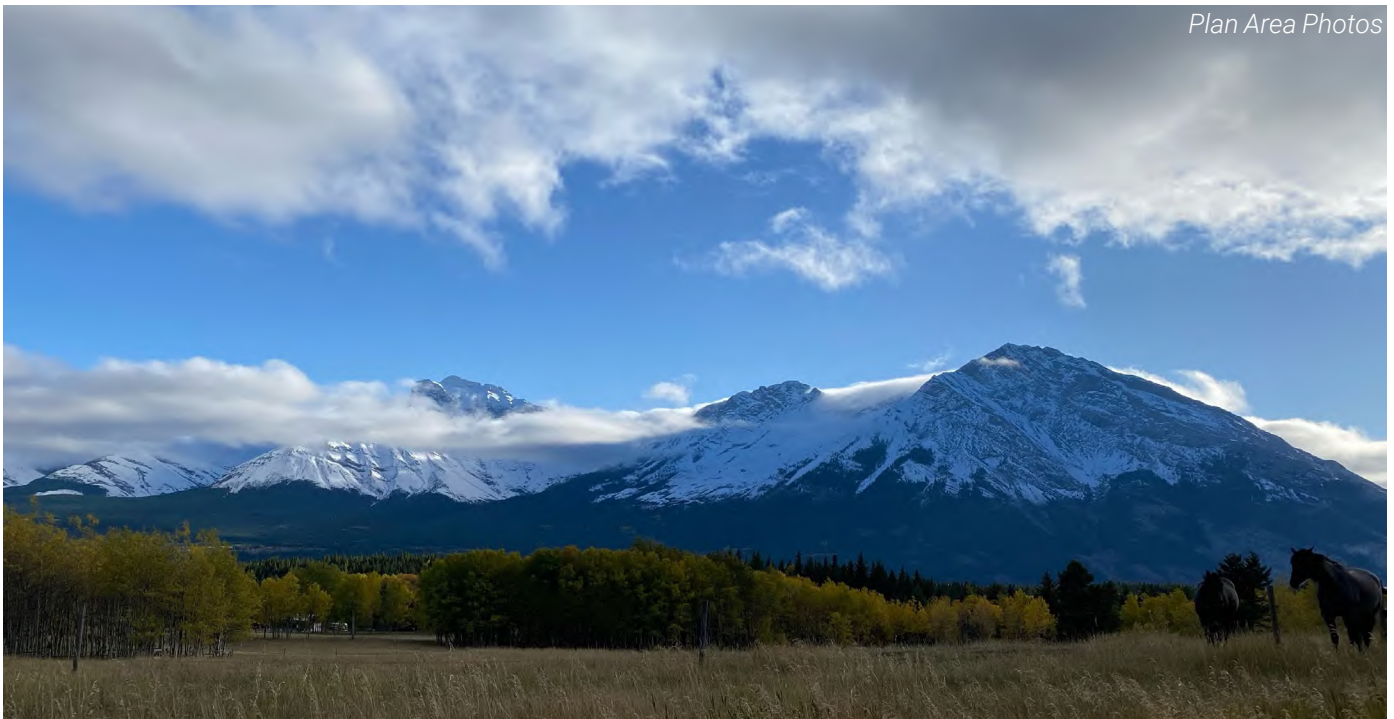
### 2.3. Other Municipal Plans, Policies, and Standards

In addition to the MDP and the LUB, this ASP has been developed with reference to the following municipal documents and strategies:

- Strategic Plan
- FireSmart Bylaw
- Safety Codes Permit Bylaw Amendment – FireSmart Principles
- Engineering and Development Standards

This ASP has been prepared to reflect the intent and direction of all relevant municipal plans, guidelines, and best practices. Where applicable, the ASP provides policy frameworks to implement these objectives at the site level.

*Plan Area Photos*





## 3.0 ENGAGEMENT

### 3.1. Engagement Overview

The preparation of the Tecumseh ASP followed a transparent engagement process consistent with the requirements of Section 636 and 692 of the MGA and the Municipality of Crowsnest Pass Area Structure Plan Area Structure Plan Applications Policy and associated Procedure. Engagement efforts were structured in two key phases:

- **Pre-engagement Notification Phase**, which invited early input from affected landowners, referral agencies, and community organizations;
- **Formal Community Engagement Open House**, which included a Community Open House following the submission of the draft ASP.

This section outlines the engagement objectives, summarizes the process undertaken to date, identifies the interested parties involved, and documents the feedback received and how it was considered in the preparation of the ASP.



### 3.2. Pre-engagement Phase Process

#### Purpose

The purpose of the pre-engagement phase is to comply with Section 636 of the Municipal Government Act (MGA) and Section 2.2 of the Municipality of Crowsnest Pass Area Structure Plan Applications Policy and associated Procedure. The objectives of this phase are twofold:

- To formally notify interested and affected parties of the landowner's intent to initiate an ASP for the subject lands, which is being prepared at the landowner's expense.
- To invite early input and representations from interested parties on a variety of planning considerations, including—but not limited to—land use, development density, transportation infrastructure, utility servicing, environmental conservation, and compatibility with surrounding uses. This phase also establishes a process for interested parties to register their intent to remain informed and engaged throughout the ASP preparation and approval process.

#### Interested Parties

Engagement during the pre-engagement phase included outreach to a range of interested and affected parties, including:

- Adjacent and nearby landowners
- Provincial government departments and regulatory agencies (e.g., Alberta Transportation, Alberta Environment and Protected Areas)
- Utility and infrastructure referral agencies
- Targeted community groups and local organizations with an interest in land use planning and environmental conservation.

## 3.0 ENGAGEMENT cont.

### Engagement Process

On March 13, 2025, a formal Letter of Notification was distributed by the Municipality of Crowsnest Pass to identified interested parties. The notification outlined the intent to prepare an ASP and invited early feedback on the proposed development concept and planning framework. Recipients were requested to provide comments and suggestions no later than April 11, 2025.

An information package, prepared by the applicant and attached to the letter, included:

- A description of the proposed development vision
- The guiding principles for the ASP
- An outline of the engagement process and opportunities for participation
- A Frequently Asked Questions (FAQ) section to address common inquiries and clarify the planning framework and approval process

This early notification phase was designed to support transparent communication and to ensure that key interested parties were given the opportunity to participate at the outset of the planning process and register their intent to remain involved.

Numerous responses were received from adjacent landowners and nearby residents.

Nature Conservancy of Canada (NCC), through discussions with the developers, expressed appreciation for the planning team's approach and provided recommendations regarding environmental protection.

Individual phone call conversations were conducted with residents living directly adjacent to the Plan Area. These discussions provided site-specific perspectives on groundwater availability, protection of natural features,

and the need for visual and privacy buffers between new development and existing homes.

### 3.3. What We Heard and How Input Was Incorporated into the ASP

A total of 22 responses were received from individual residents, utility providers, public agencies, and environmental groups. Key feedback themes are summarized below:

#### Regulatory and Utility Agency Responses

- ATCO and TELUS both confirmed they had no objections to the ASP, and no conflicts with their infrastructure were identified.
- Fortis Alberta similarly indicated no objection, subject to future application for shallow services at the time of subdivision.
- Alberta Health Services – Environmental Public Health (AHS-EPH) emphasized that:
  - All lots must have a legal and potable water source;
  - Any private water or wastewater systems must be entirely contained on the property to avoid future conflict;
  - AHS supports connection to municipal water and sewer where feasible and requests review of the draft ASP and subdivision plan.

### 3.0 ENGAGEMENT cont.

Table 2. Pre-engagement Summary

What We Heard From Adjacent Land Owners and Community Organizations	How We Addressed the Feedback in the ASP	Relevant ASP Sections and Policies
<b>Water Supply and Servicing Concerns</b> <ul style="list-style-type: none"> <li>Emphasized groundwater protection.</li> <li>Questions about capacity for new wells and septic systems without significant infrastructure upgrades.</li> <li>Risk of well interference and septic field saturation on sensitive lots.</li> </ul>	<ul style="list-style-type: none"> <li>Groundwater Availability Assessment completed to confirm sustainable well capacity.</li> <li>Well yield testing requirements established for any lot relying on private groundwater wells.</li> <li>Mandatory cistern installations required on each well-serviced lot to reduce peak aquifer demand and support groundwater sustainability.</li> <li>Geotechnical assessment confirmed site suitability for private septic systems; wastewater servicing policies ensure systems are fully contained on-site.</li> </ul>	4.5 4.6 8.2 8.3 8.4
<b>Transportation and Secondary Access</b> <ul style="list-style-type: none"> <li>Concerns about increased traffic.</li> <li>Adequacy of secondary access routes.</li> </ul>	<ul style="list-style-type: none"> <li>A 6-metre-wide laneway and additional parking area included to enhance response access and provide secondary access routes.</li> <li>Road design standards incorporated to ensure safe sightlines, secondary access, and signage.</li> </ul>	5.7 5.8 7.4 7.5
<b>Environmental Protection</b> <ul style="list-style-type: none"> <li>Strong emphasis on preserving natural features, wildlife corridors, wetlands, and minimizing tree clearing.</li> <li>Recommendation to create Environmental Reserve Easements (EREs) around sensitive habitats.</li> <li>Support for establishing a dedicated wildlife corridor through old-growth forest.</li> <li>Recommend timing construction to avoid migratory bird and elk movement periods.</li> </ul>	<ul style="list-style-type: none"> <li>Protection of all identified wetlands through Environmental Reserve dedication and Environmental Reserve Easements, supported by 30-metre vegetated buffers to protect water quality and habitat.</li> <li>A continuous wildlife corridor established as Municipal Reserve, ensuring connectivity to regional wildlife movement routes</li> <li>Construction timing policies included to avoid disturbance during migratory bird and elk movement seasons.</li> </ul>	5.3 5.4 5.5 5.6 6.4 6.5 6.6 6.7
<b>Visual Impact and Rural Character</b> <ul style="list-style-type: none"> <li>Desire to preserve scenic views.</li> <li>Support for increased lot sizes to reduce environmental and visual impacts.</li> <li>Request for privacy buffers between new development and existing homes.</li> </ul>	<ul style="list-style-type: none"> <li>Strategic landscape buffer policies included to minimize visual impacts, maintain privacy for adjacent landowners.</li> <li>Policies reinforce native vegetation retention, avoid formal urban-style landscaping, and maintain rural character.</li> <li>Larger lot sizes and clustered development patterns minimize overall environmental footprint.</li> </ul>	5.2 5.3 6.1 6.2 6.3 6.4 6.5

## 3.0 ENGAGEMENT cont.

### 3.4. Community Open House

To represent best practice in transparent, participatory planning and to meaningfully involve residents and interested parties in the refinement of the proposed ASP, a community open house was held on June 18th, 2025, from 4:00pm to 8:00pm at the Blairmore Lion's Pride Club. Approximately 24 participants attended the event.

Ten boards were on display at the open house inviting participants to engage in dialogue with the applicant and planning team as well as posting sticky notes in response to information displayed. The open house provided an opportunity for interested parties identified during the pre-engagement phase to review and comment on the proposed land use framework, development concept, and policy direction outlined in the draft ASP.

#### Objectives of the Open House included:

- Presenting the proposed land use concept and key planning policies in an accessible and informative format;
- Facilitating dialogue between the applicant and community members;
- Collecting comments, questions, and suggestions from attendees through feedback forms, interactive display boards, and direct discussions; and
- Clarifying the ASP process, timelines, and how public input will influence the final version of the plan.

Feedback collected during the open house was compiled, analyzed, and summarized by the applicant and planning team. The draft ASP was reviewed in light of this feedback, as well as comments provided by municipal administration, and revised accordingly to better reflect community interests, technical findings, and policy alignment. Themes from the engagement summary are presented below.

The following concerns were identified during discussions at the open house:

- **Environment** - Participants were very concerned about the proposed development's impact to wildlife.
- **Water** - Participants were concerned that development would impact groundwater availability.
- **Condition of Tecumseh Road** - Participants were concerned about the additional traffic on the road and how it would affect the road conditions.
- **Privacy** - While not as prominent as the above concerns, this was brought up by two participants.

Our response/what we changed in the draft ASP to address the above concerns:

- **Environment** - Based on the completed environmental study, this was addressed by preserving a significant portion of the property through environmental reserve, along with environmental reserve easement around all of the wetlands. An additional 30-metre environmental reserve easement corridor was added to the NW corner of the Plan Area adjacent to the existing subdivided lots (shown on the Land Use Concept) to connect the wildlife corridors to the north and south with Wetland #1 (shown on Figure 7). Additionally, policy 6.5.3.f was revised to require wildlife-friendly fencing (e.g., split-rail fencing or low-impact plantings) in landscape buffers throughout the entirety of the Plan Area, as opposed to what it stated previously only requiring it where buffers adjoined the Wildlife Corridor. Policy 6.6.4.f was revised to discourage new barbed wire fencing and require it to follow Alberta Conservation Society guidelines for maximum top wire height, minimum bottom wire height, and smooth top

### 3.0 ENGAGEMENT cont.

and bottom wires if installed.

- **Water** - This has been addressed through the completion of the hydrology study, highlighting capacity for 17 parcels to have wells in addition to cisterns, and any parcels beyond the initial 17 to have cisterns only.
- **Condition of Tecumseh Road** - As this is a municipal road and thus outside the scope of this ASP, this would be addressed by the municipality. The project team will continue to highlight this as a concern raised by participants for municipal consideration.

### 3.5. Next Steps - Council Consideration

The ASP will be brought forward to Council for consideration and decision-making, including a public hearing and three readings.





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## 4.0 TECHNICAL SITE ANALYSIS

### 4.1. Existing and Surrounding Land Uses

The Plan Area currently contains a vacant trailer structure, which is expected to be removed. The remainder of the site is undeveloped and has historically been used for horse grazing.

Surrounding land uses include:

- West: Established country residential lots, designated GCR-1.
- North: Crown land containing the 1201L 500 kV AltaLink powerline, designated ATV and cross-country ski trails.
- East & South: Privately owned quarter-sections designated as Non-Urban Area, with low-density residential dwellings.

### 4.2. Topography

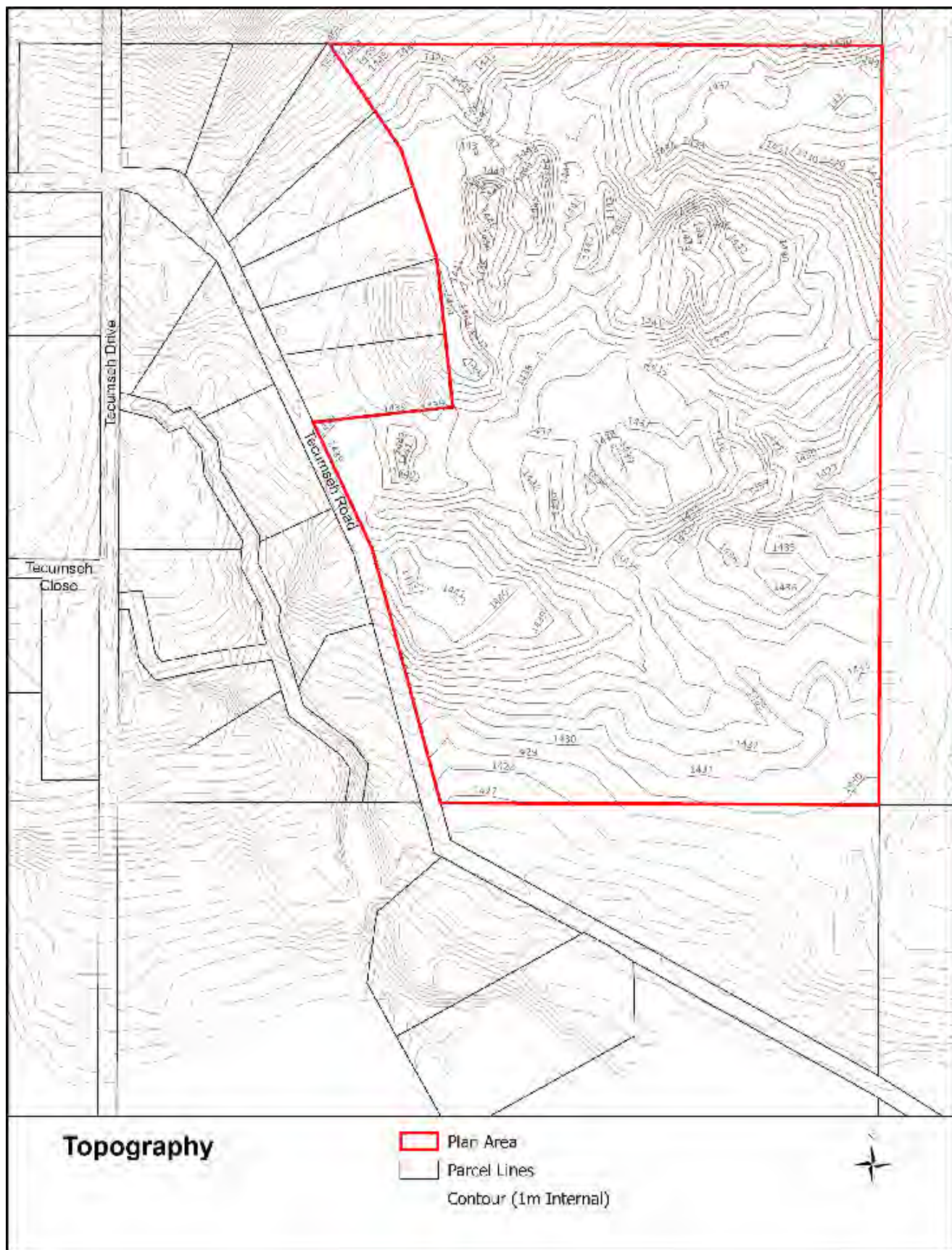
The Plan Area has a varied landscape, with elevations ranging from 1,427 metres in the south to 1,446 metres in the northwest.

- The central and northern portions contain knolls and steeper ridges.
- The southern and eastern parts have gentler, more rolling terrain.





Figure 4. Topography Map



## 4.0 TECHNICAL SITE ANALYSIS cont.

### 4.3. Historical and Archaeological Review

A Historical Resources Impact Assessment (HRIA) was completed by Atlatl Archaeology Ltd. in October 2023, in accordance with Alberta's Historical Resources Act, to support the ASP. The assessment included a desktop review, pedestrian survey, 166 shovel tests, five deep backhoe tests, and the examination of 97 natural exposures across the project area. The objective was to identify any archaeological sites or materials that may be affected by the development. Given the limited cultural material recovered, the negative results across the majority of test areas, and the lack of features indicating significant archaeological potential, no further archaeological work is recommended. The report concludes with a recommendation for historical resources clearance, allowing the project to proceed without additional archaeological constraints.

Alberta's Historic Resources Management Branch granted Historical Resources Act approval for the Plan Area on February 15, 2024.

In accordance with Section 31 of the Historical Resources Act, the ASP will include the following policy: "...a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Ministry of the discovery".

### 4.4. Wetland and Biophysical Assessment

A Biophysical Assessment (BA) was completed by McElhanney Ltd. on February 21, 2025 in support of the ASP. The purpose of the BA was to identify valued ecosystem components (VECs) and environmentally sensitive features that may influence the future layout and development of the Plan Area. Key findings indicate the presence of nine wetlands and areas of high value forest, which provide moderate to high value habitat for wildlife. The site lies within provincial wildlife sensitivity zones and is adjacent to Nature Conservancy of Canada (NCC) conservation lands, reinforcing the ecological importance of the area. The report recommends preserving the old growth forest corridor and all nine wetlands, aligning them with a proposed wildlife corridor that supports regional connectivity. Development should avoid high-value habitats where possible, concentrate within previously disturbed areas, and follow best management practices. Future permitting requirements under the Alberta Water Act and other environmental legislation may apply if impacts to wetlands or sensitive species cannot be avoided.

#### Key Recommendations:

- Recommended Avoidance Areas Map (Figure 7)
- Preserve all wetlands with 30 m buffers.
- Establish a continuous wildlife corridor through the old growth forest.
- Focus development in already-disturbed areas to avoid habitat loss.

These findings shaped the ASP's land use concept and the designation of Environmental Reserve Easements.



## 4.0 TECHNICAL SITE ANALYSIS cont.

Figure 5. Shallow open water wetland in northern area



Figure 6. Old growth area, open and dominated by sedge



Figure 7. Recommended Avoidance Areas Map





## 4.0 TECHNICAL SITE ANALYSIS cont.

### 4.5. Geotechnical Assessment Report

A Geotechnical Evaluation was completed by BDT Engineering Ltd. in October 2023 to assess soil conditions, groundwater characteristics, and foundation feasibility for the proposed country residential development within the Plan Area. The investigation included excavation of 15 test pits, laboratory testing of soil samples, and installation of groundwater monitoring standpipes to evaluate subsurface profiles and hydrological conditions.

#### Subsurface Conditions

The Plan Area is underlain by a typical sequence of topsoil, followed by layers of sand, gravel, clay till, and shallow bedrock. Groundwater was generally encountered below 2.5 metres, or not encountered at all, suggesting favourable conditions for development.

#### Overall Site Suitability

Based on the geotechnical findings, the Plan Area is deemed suitable for low-density residential development. The soils exhibit stable characteristics, and the site supports the use of shallow foundation systems for residential structures. In localized areas with shallow bedrock, excavation may be required, but no major geotechnical constraints are anticipated.

#### Septic Feasibility and Recommendations

The geotechnical review also confirmed that on-site private wastewater treatment systems (e.g., septic fields, mounds, or alternative systems) are technically feasible across the Plan Area. The soils provide adequate permeability and loading capacity to support typical rural septic systems, provided that final designs are tailored to site-specific conditions at the time of obtaining a PSDS permit for each parcel.

### 4.6. Groundwater Availability Assessment Report

A detailed Groundwater Availability Assessment was completed by McElhanney Ltd. in February 2025 to evaluate the feasibility of supplying individual water wells for the proposed country residential subdivision within the Plan Area. The study involved drilling, pumping testing, and water quality sampling from multiple wells across the Plan Area.

Groundwater in the area is sourced primarily from a shallow, weathered bedrock aquifer consisting of fractured shale and limestone. Testing revealed moderate variability in well yields, with an average estimated long-term yield of 1.7 m<sup>3</sup>/day, which is below the Alberta Water Act household allotment of a maximum of 1,250 m<sup>3</sup>/year but exceeds the average household demand of 168 m<sup>3</sup>/year.

**The assessment confirmed that the aquifer has sufficient capacity to support up to 17 additional residential wells, provided each is supplemented by a cistern to reduce peak demand on the aquifer.** The study also found that several water quality parameters, including iron and sodium, exceed recommended drinking water guidelines, and as such, individual water treatment systems may be required to ensure safe potable water for residents.

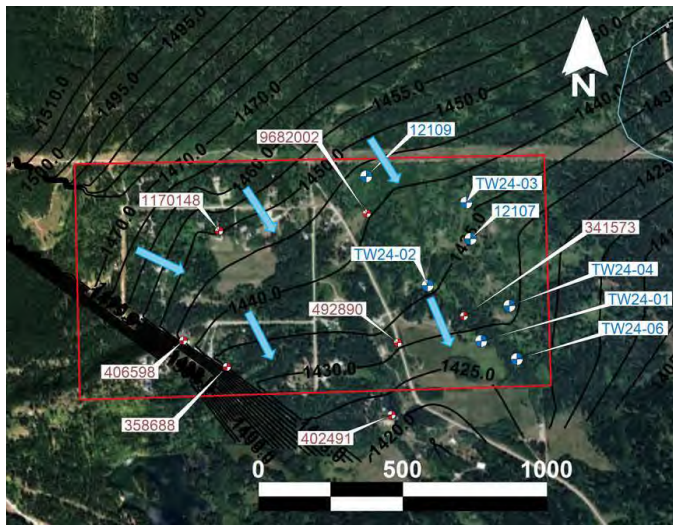
#### Groundwater Flow and Protection of Adjacent Users

A key finding of the groundwater assessment—especially relevant to adjacent landowners—is that the proposed development will not negatively impact existing groundwater users. The direction of groundwater flow across the site is toward the southeast, away from existing residential wells located within the established GCR subdivision to the west. This hydraulic gradient significantly reduces the potential for interference with upgradient water users. Moreover, the study accounted for potential cumulative effects by incorporating a conservative safety buffer in the recharge

## 4.0 TECHNICAL SITE ANALYSIS cont.

calculations, which further supports the conclusion that even down-gradient users to the south and southeast will remain unaffected by new withdrawals.

Figure 8. Groundwater Flow in Bedrock in Study Area



### 4.7. Existing Servicing

#### Water

There is currently no municipal water distribution infrastructure within the Plan Area or the surrounding lands. Existing rural properties in the vicinity are serviced by individual groundwater wells, which are typical for low-density country residential areas in the region.

Future water servicing within the Plan Area will follow a hybrid model, consistent with the findings of the Groundwater Availability Assessment (refer to Section 3.5). A maximum of 17 lots will be permitted to install individual groundwater wells. To support aquifer sustainability, each well-serviced lot will be required to include a cistern system to manage daily peak usage and reduce drawdown pressure.

The detailed water servicing policies are provided in Section 8 of this Plan.

#### Stormwater

At present, there are no formal stormwater management facilities within the Plan Area. Stormwater is naturally managed through infiltration and overland flow across pervious surfaces, with rainfall and snowmelt absorbed on-site and any excess runoff gradually flowing toward lower-lying areas and nearby wetlands. These conditions reflect the rural, undeveloped nature of the site and its ability to retain and filter surface water through natural hydrological processes.

As development proceeds, stormwater will be managed through strategies designed to maintain pre-development runoff rates and protect the ecological function of receiving environments, particularly the wetland systems. The ASP incorporates stormwater management policies aligned with municipal engineering standards and applicable provincial regulations. These policies will ensure that the quality and quantity of stormwater discharge is controlled post-development and that appropriate infrastructure—such as ditches, swales, and filtration features—is incorporated as outlined in Section 8.

#### Sanitary

There is currently no municipal sanitary sewer infrastructure within the Plan Area or in the surrounding rural lands. As a result, all development within the Plan Area will be serviced by private, on-site wastewater treatment systems. These systems may include individual septic fields, advanced treatment units, or alternative technologies approved under the Alberta Private Sewage Systems Standard of Practice.

All wastewater systems must be designed to remain fully contained within the property they serve and will be subject to applicable municipal and provincial approval processes. Future subdivision and development must comply with the wastewater servicing policies detailed in Section 8 of this Plan.

## 4.0 TECHNICAL SITE ANALYSIS cont.

### 4.8. Existing Transportation Networks

The Plan Area is currently accessed via a single existing driveway connected to Tecumseh Road. Tecumseh Road is classified as a rural local road, providing basic access to area residents and servicing a low-volume rural traffic network.

To support the proposed subdivision, a new internal rural local road will be constructed within the Plan Area. This road will provide primary access to all proposed residential lots and connect directly to Tecumseh Road. The internal road is designed to accommodate low daily traffic volumes typical of rural country residential development and will be constructed in accordance with the Municipality's engineering and development standards. It will also support the safe movement of service vehicles and emergency responders.

Given the low-density nature of the proposed development—the resulting increase in vehicle traffic is expected to be negligible. The Plan Area is not anticipated to generate traffic volumes that would materially impact the operational capacity of Tecumseh Road or the broader rural road network. In alignment with standard transportation planning practice, a Traffic Impact Assessment (TIA) is not required for this ASP.

Nonetheless, future subdivision and development applications will be required to demonstrate safe access and sightlines, and meet municipal road design standards to ensure the continued functionality and safety of the road network.



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## 5.0 LAND USE CONCEPT

### 5.1. Land Use Concept Overview

The Land Use Concept for the Tecumseh ASP establishes a framework for the orderly and sustainable development of the Plan Area, ensuring compatibility with the surrounding landscape and the preservation of significant environmental features. Each component of the Land Use Concept reflects a specific purpose, function, and development intent, as described below and illustrated in the Land Use Concept Map.

**Section 6 – Land Use Policies** outlines specific policies governing land uses within the Plan Area.

### 5.2. Appropriate Residential Designation

An appropriate country residential district available in the Land Use Bylaw will apply to the developable portions of the Plan Area. The designation is intended for clustered, low-density rural residential development. These areas accommodate detached dwellings on large lots that are serviced by private utilities and accessed via internal local roads.

Relevant policies are provided in Sections 6.2 and 6.3.

### 5.3. Landscape Buffer

The Landscape Buffer consists of yard setbacks as vegetated corridors located along the perimeter of the Plan Area and adjacent to internal local roads and the proposed laneway, excluding areas already designated as Environmental Reserve Easement (ERE).

These buffers serve multiple purposes:

- Visual screening to soften the appearance of development from surrounding lands, including Crown land, highways, and environmental features;

- FireSmart function as a transitional firebreak, using fire-resistant landscaping and strategic vegetation management to reduce wildfire risk at the wildland-residential interface.
- Rural character preservation by retaining native vegetation and avoiding formal urban-style fencing or landscaping.

Relevant policies are included in **Sections 6.4 and 6.5.**

### 5.4. Environmental Reserves and Environmental Reserve Easements

Approximately 15% of the Plan Area is protected through Environmental Reserves (ER) and Environmental Reserve Easements (ERE), including the Wetlands and Wetland Buffers, which help preserve natural ecosystems and environmental features.

- **Environmental Reserves (ER):** Lands dedicated to the Municipality of Crowsnest Pass during subdivision, as per Section 664(1) of the Municipal Government Act (MGA). The ASP identifies these lands and includes policies to guide future subdivision and dedication.
- **Environmental Reserve Easements (ERE):** Registered easements on private land in favour of the Municipality, protecting identified environmental features in accordance with Section 664(2)-(5) of the MGA. These lands must remain in a natural, undisturbed state, with no-build and no-disturbance restrictions.

Policies related to ER and ERE are found in **Section 6.6.**



## 5.0 LAND USE CONCEPT cont.

### 5.5. Wetlands and Wetland Buffers

Wetlands, identified in the Biophysical Assessment Report, are protected for their ecological significance. They:

- Provide critical habitat for a variety of species;
- Contribute to stormwater retention, filtration, and aquifer recharge;
- Must remain free from encroachment, alteration, or vegetation clearing.

**A 30-metre-wide vegetated buffer surrounds each delineated wetland, serving to:**

- Filter surface runoff and control erosion;
- Reduce nutrient loading and sedimentation;
- Provide a transition zone between developed areas and sensitive aquatic habitats.

### 5.6. Wildlife Corridor - Municipal Reserves

The Wildlife Corridor encompasses high-value environmental areas identified for the preservation of wildlife habitat and movement. Dedicated as part of the Municipal Reserve system, the corridor includes forested areas, open clearings, and natural connectivity routes across the Plan Area. This corridor:

- Integrates with regional wildlife networks;
- Protects travel routes for local fauna;
- Enhances long-term ecological resilience.

### 5.7. Parking - Municipal Reserves

A 0.02-hectare area is designated for public parking within the dedicated Municipal Reserves, located adjacent to the laneway as shown on the Land Use Concept. The parking area is intended to serve as a convenient access point for individuals visiting the Allison/Chinook Public Land Use Zone located directly north of the Plan Area.

The parking area is planned to accommodate approximately 7 - 10 vehicles.

### 5.8. Road Right-of-Way and Lane

The remainder of the Plan Area accommodates essential infrastructure, including internal local rural roads and a 6-metre-wide laneway that provides pedestrian/trail connectivity to surrounding lands.

The lane serves the following functions:

- Acts as a secondary access route to support emergency response and fire egress;
- Provides potential trail access for residents, enhancing recreational connectivity.

Transportation-related policies are detailed in **Section 7.0**.

## 5.0 LAND USE CONCEPT cont.

### 5.9. Land Use Statistics

Of the total 41.058-hectare Plan Area, land has been allocated as per the table below. The areas listed are general in nature and may be refined during the subdivision stage. Subdivision of the land should generally align with the land use concept and statistics presented in this table.

The gross developable area within the Plan Area is 34.678 hectares. The gross developable area does not include the Environmental Reserves and Environmental Reserve Easements.

**Table 3. Land Use Statistics**

<i>Land Uses</i>	<i>Area (hectares)</i>	<i>Percentage of Gross Developable Area</i>
<b>Plan Area</b>	<b>41.058</b>	
<b>Environmental Reserves</b>	<b>2.92</b>	
<b>Environmental Reserve Easements</b>	<b>3.46</b>	
<b>Gross Developable Area</b>	<b>34.678</b>	<b>100%</b>
Appropriate Residential District	28.41	81.93%
Wildlife Corridor (Municipal Reserves)	3.448	9.94%
Parking (Municipal Reserves)	0.02	0.06%
Road Right-of-Way	2.73	7.87%
Lane	0.07	0.20%

Figure 9. Land Use Concept



## 6.0 LAND USE POLICIES

The following land use policies provide a framework to guide subdivision and development within the Plan Area, ensuring that all future land use decisions reflect the principles of sustainable rural development, environmental protection, and alignment with the Municipality's statutory plans and bylaws.

### 6.1. General Policies

1. All development within the Plan Area shall comply with the Municipal Development Plan, the Land Use Bylaw, and the policies outlined in this Area Structure Plan (ASP).
2. In accordance with Section 31 of the Historical Resources Act, if a historic resource is discovered during excavation unrelated to archaeological purposes, the developer must immediately notify the Minister as per the Standard Requirements for Reporting the Discovery of Historic Resources.

### 6.2. Residential Development and Subdivision

#### Uses and Density

1. Residential uses within the Plan Area must conform to the permitted and discretionary uses of the subject Land Use District as outlined in the Land Use Bylaw.
2. All development activities within the residential parcels shall comply with the Land Use Bylaw, except when the Development Authority approved a variance to a development standard.
3. Maximum Residential Lot Yield: The net residential developable area is approximately 28.41 hectares (70.2 acres). Given the minimum lot size of 1.2 hectares (3 acres) for unserviced lands, a maximum of 23 lots may be developed, subject to Municipal subdivision approval.

#### Lot Size Parameters

4. Minimum lot size: 1.2 hectares (3 acres).
5. Maximum lot size: 2.02 hectares (5 acres), unless a portion of the lot includes Environmental Reserve Easement (ERE) lands. In such cases, the total lot size may exceed 5.0 acres, though the developable portion must not exceed 2.02 hectares.

#### Siting and Design of Buildings:

6. Siting should prioritize areas requiring minimal vegetation removal and ground disturbance, while maintaining privacy and a rural character.
7. Building sites must be located on stable land, outside of environmentally sensitive or hazardous areas.
8. Development footprints should be concentrated within previously disturbed areas, such as pastureland, to minimize environmental impact.
9. New development should reflect the low-density rural character of the area by incorporating:
  - a. Naturalized landscaping;
  - b. Earth-tone or non-reflective building materials;
  - c. Architectural forms that blend with the natural setting.

#### Lighting

10. To preserve dark sky conditions and reduce rural light pollution:
  - a. Outdoor lighting should be downward-shielded and motion-activated where practical;
  - b. High-intensity lighting and uplighting of structures, trees, or signage is discouraged.

## 6.0 LAND USE POLICIES cont.

### 6.3. FireSmart Development Guidelines:

1. All building materials should align with the FireSmart principles as specified in the Crowsnest Pass FireSmart Bylaw, and follow the FireSmart Manual by Partners in Protection.
2. Due to significantly reduced fuel load resulting from logging operations conducted approximately 25 years ago, the Plan Area is not considered to be at elevated wildfire risk. As such, a Wildland Urban Interface Risk Assessment is not required for this ASP.
3. Homeowners are encouraged to:
  - a. Use non-combustible mulches (e.g., rock, gravel) within 1.5 m of the house;
  - b. Maintain horizontal separation between tree crowns near buildings to reduce the risk of crown fire spread, with a minimum spacing of 3 metres recommended, and greater spacing required on steep slopes, in accordance with FireSmart Canada Guidelines;
  - c. Incorporate defensible space zones as recommended in FireSmart Canada Guidelines.
- b. Minimal formal ornamental landscaping;
- c. Integration with existing vegetation and terrain.
4. Monoculture lawns, irrigation-heavy gardens, or urban-style landscaping (e.g., synthetic turf, extensive decorative paving) are discouraged.
5. Where trees or vegetation are removed during site preparation, the use of replanting or habitat replacement strategies is encouraged, especially near wetlands or wildlife corridors.
6. Individual lot landscaping should:
  - a. Retain natural groundcover and topsoil as much as possible;
  - b. Include permeable surfaces (gravel, mulch, wood chips) for driveways and paths;
  - c. Avoid the introduction of invasive species listed under Alberta's Weed Control Act.

### 6.4. Landscaping

1. Retain native vegetation and mature trees—especially coniferous or deciduous trees with a diameter at breast height greater than 60 cm—wherever feasible. Tree felling in yard setbacks is prohibited unless a development permit is approved.
2. All land clearing and grading activities must implement erosion and sediment control measures to prevent soil loss, compaction, and runoff into natural areas.
3. Landscape treatments should reflect the natural rural setting, prioritizing:
  - a. Native or naturalized species;

### 6.5. Landscape Buffer

1. A Landscape Buffer (minimum yard setbacks) should be maintained along property lines.
2. Development is discouraged within the landscape buffer, except for essential access or utilities, which should be located and constructed in a way that minimizes disruption to the buffer area.
3. The Landscape Buffer should:
  - a. Retain existing trees and vegetation.
  - b. Prohibit tree felling, consistent with the prohibition outlined in the Municipality's Land Use Bylaw. A development permit for tree-felling within the yard setback area shall be required. This permit is considered a discretionary use and may be refused or be issued subject to conditions as determined by the Municipality.



## 6.0 LAND USE POLICIES cont.

- c. Encourage native landscaping to soften visual impact, enhance privacy, and preserve the rural character.
  - d. Provide visual screening from public viewpoints such as Tecumseh Road, adjacent properties, and trails.
  - e. Allow for berms or mounds to enhance noise and light buffering.
  - f. Incorporate wildlife-friendly fencing or landscaping (e.g., split-rail fencing or low-impact plantings) throughout the entirety of the Plan Area. Installation of new barbed wire fencing is discouraged to avoid harm to wildlife and maintain ecological integrity. If barbed wire fencing is installed, it must follow Alberta Conservation Society guidelines for wildlife-friendly fencing including maximum top wire height, minimum bottom wire height, and smooth top and bottom wires.
  - g. Allow alteration to accommodate FireSmart Principles
4. The Landscape Buffer should also function as a transitional firebreak:
    - a. Use native, drought-tolerant, fire-resistant species.
    - b. Avoid dense coniferous planting immediately adjacent to homes.
    - c. Manage vegetation as a “shaded fuel break” by thinning underbrush and maintaining spacing between large trees.
    - d. Maintain low vegetation such as mowed grass and avoid storing combustible materials in buffer zones.

## 6.6. Environmental Reserves and Environmental Reserve Easements

### Designation of Environmental Reserves (ER):

1. The five wetlands within the Old Growth Forest Corridor and, including their 30-metre buffer zones, as identified in the February 2025 Biophysical Assessment Report (McElhanney Ltd.) and depicted on the Land Use Concept, shall be formally dedicated to the Municipality of Crowsnest Pass as Environmental Reserves (ER) in accordance with Section 664 of the Municipal Government Act.

### Designation of Environmental Reserve Easements (ERE):

2. The four wetlands and their associated buffer zones, as shown on the Land Use Concept, should be protected through the registration of Environmental Reserve Easements (EREs) at the subdivision stage against the lands containing these areas. These EREs shall be established between the landowner and the Municipality of Crowsnest Pass in favour of the Municipality of Crowsnest Pass for the protection and enhancement of the wetlands.
3. A 30-metre wide corridor in the NW corner of the Plan Area, as shown on the Land Use Concept, shall be protected through the registration of an ERE at the subdivision stage against the lands containing these areas. This ERE shall be established between the landowner and the Municipality of Crowsnest Pass in favour of the Municipality of Crowsnest Pass for the purpose of maintaining ecological connectivity and providing wildlife access to Wetland #1 as identified in Figure 7.
4. The following terms shall be included in all ERE Agreements:
  - a. Lands shall remain in a natural, undisturbed state.
  - b. No cultivation, construction, or surface disturbance is permitted, unless approved by the Municipality.
  - c. Natural vegetation must be preserved to reduce erosion, maintain habitat, and enhance biodiversity, except when vegetation removal is required to be

## 6.0 LAND USE POLICIES cont.

compliant with municipal FireSmart principles.

- d. The Municipality may access ERE lands for inspection or monitoring.
- e. No excavations are allowed without written municipal consent.
- f. Fencing should be wildlife friendly (e.g., split-rail fencing or low-impact plantings). Installation of new barbed wire fencing is discouraged to avoid harm to wildlife and maintain ecological integrity. If barbed wire fencing is installed, it must follow Alberta Conservation Society guidelines for wildlife-friendly fencing including maximum top wire height, minimum bottom wire height, and smooth top and bottom wires.

### Environmental Reserve Agreement

5. Upon adoption of the ASP by bylaw, it is an agreement for the purposes of s. 664.1(2)(b) of the MGA.

### Wetland Buffer Zone Requirements

6. A 30-metre wetland buffer zone shall be established and maintained around all wetlands, as recommended in the Biophysical Assessment. The wetland buffer zone shall be measured from the boundary of the wetland or waterbody (legal bank, where applicable).
7. Notwithstanding the provisions in subsections 1, 2, and 3, the wetland buffer zones may be reduced at the subdivision stage if a formal wetland perimeter survey is conducted and recommends a reduced buffer than the conservative 30-metre buffer identified in this ASP. The wetland perimeter survey must receive approval from the subdivision authority.

### Environmental Protection Requirements

8. Direct and indirect disturbance of all wetlands within the Plan area is strictly prohibited.
9. Any development affecting wetlands must be accompanied by a Wetland Assessment and Impact

Report (WAIR) and obtain approval under the Alberta Water Act. Where avoidance is not possible, compensation strategies must be reviewed and approved by a Qualified Wetland Science Practitioner (QWSP).

10. Preserve the hydroperiod of wetlands by regulating grading (land leveling) and surface water flow (how water moves across the land) in adjacent development. The “hydroperiod” refers to the natural timing and duration of water levels in a wetland – how long the wetland stays wet during the year and how it fluctuates with seasons. Ensuring that the hydroperiod is preserved means maintaining the wetland’s natural water cycles, which are critical for the plants and animals that depend on it.
11. Development or road construction is not permitted within Environmental Reserves and Environmental Reserve Easements, except in exceptional cases where crossings are required. In such cases, crossings shall:
  - a. Occur at the narrowest points
  - b. Include wildlife-friendly infrastructure (e.g., culverts, clear zones)
12. All construction near ER and ERE areas must apply best management practices for sediment and erosion control (e.g., silt fencing, stormwater management).
13. Vegetation removal outside ER and ERE lands should be scheduled outside the migratory bird nesting window (April 15 – August 15). If unavoidable, a pre-clearing nest survey by a Qualified Environmental Professional is required.
14. Prohibit disturbance to raptor nests between May 1 and September 1, unless confirmed inactive through a qualified survey.
15. Amphibian and reptile habitat disturbances should be limited to the period of April 1 to October 15.
16. Adhere to seasonal restrictions within ER and ERE lands, especially avoiding major disturbance from December 15 to April 30.

## 6.0 LAND USE POLICIES cont.

17. Prohibited noxious and noxious weeds must be actively prevented and removed, consistent with the Weed Control Act (AB 2011). Development must include invasive species management plans. On privately held land, weed control is the responsibility of the land owner.
18. Require low-impact development (LID) techniques to manage surface runoff and protect water quality in adjacent wetlands and the unnamed stream 100m from the site boundary.
19. An Environmental Construction Management Plan (ECMP) is required for all construction phases adjacent to or within proximity to ER and ERE lands.

lands for public park development, recreational facilities, trail systems, or other eligible public purposes as outlined in Section 666 of the MGA.

### 6.7. Municipal Reserves

1. The gross developable area within the Plan Area is approximately 34.678 hectares. In accordance with the Municipal Government Act (MGA), the developer is required to dedicate 10% of the gross developable area as Municipal Reserve (MR), resulting in a total MR dedication requirement of 3.468 hectares.
2. A total of 3.468 hectares of land has been identified and dedicated as Municipal Reserve within the Land Use Concept. This includes:
  - a. 3.448 hectares for the Wildlife Corridor, supporting habitat connectivity, ecological function, and public recreation;
  - b. 0.02 hectares for a public parking area, located adjacent to the laneway and intended to provide access to the Allison/Chinook Public Land Use Zone to the north of the Plan Area.
3. The MR obligation will be satisfied through the dedication of these lands at the time of subdivision.
4. The Municipality reserves the right to use MR

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## 7.0 TRANSPORTATION

### 7.1. General Policies

1. The proposed transportation network, as illustrated in the Road Network Map, is designed to:
  - a. Provide efficient internal access to residential lots;
  - b. Connect to the external municipal road system; and
  - c. Accommodate recreational and emergency access, as well as low-volume non-motorized use.
2. Right-of-way planning and road dedication shall generally conform to the road layout depicted in the Land Use Concept Map, subject to further refinement at the subdivision and detailed design stages. All road alignments must adhere to the applicable policies and standards identified in this ASP.
3. Minor technical modifications to road alignment or configuration—such as adjustments due to topography, lot layout optimization, or geotechnical conditions—may be approved at the subdivision stage without requiring a formal amendment to the ASP.

### 7.2. Design Standards

1. All roads and lanes within the Plan Area shall be constructed in accordance with the Municipality of Crowsnest Pass Engineering and Development Standards. These roads will be gravel surfaces.
2. Local Public Roadways shall be constructed to Rural Local Road standards, as defined in Table 2.2.2 – General Design Guidelines, with a minimum right-of-way width of 20.0 metres.
3. The lane, as shown in the Land Use Concept, shall have a minimum width of 6.0 metres, constructed to municipal standards.
4. Cul-de-sacs must comply with fire truck turning radius and snow storage requirements. Turning bulbs must be designed to accommodate large emergency and service vehicles in accordance with FireSmart

Residential Development Guide access standards.

5. Sidewalks are not required on either side of the rural local roads. The road surface is intended to support multi-modal use, including pedestrian walking and casual cycling, consistent with rural country residential design standards.

### 7.3. Secondary Access

1. The northern lane connection point shall function as a secondary egress, and must remain free from obstruction at all times. Signage and gating may be installed if approved by the Municipality.
2. The 6-metre-wide lane shall also serve as a multi-purpose connection between the internal road system and the surrounding recreational trails network, enhancing pedestrian and non-motorized connectivity.

### 7.4. Traffic

1. Given the low-density, rural residential character of the proposed development, the anticipated increase in vehicular traffic is minimal and will not significantly impact the existing road network. As such, a Traffic Impact Assessment (TIA) is not required.

### 7.5. Safety

1. A stop sign shall be installed on the internal road leg of the intersection at Tecumseh Road and the proposed road to ensure safe entry and exit from the Plan Area.
2. A clear sightline triangle must be maintained at all internal intersections and driveway access points, especially where the proposed road intersects with Tecumseh Road. All new driveway locations shall meet municipal sight distance requirements.



## 7.0 TRANSPORTATION cont.

### 7.6. Property Approaches

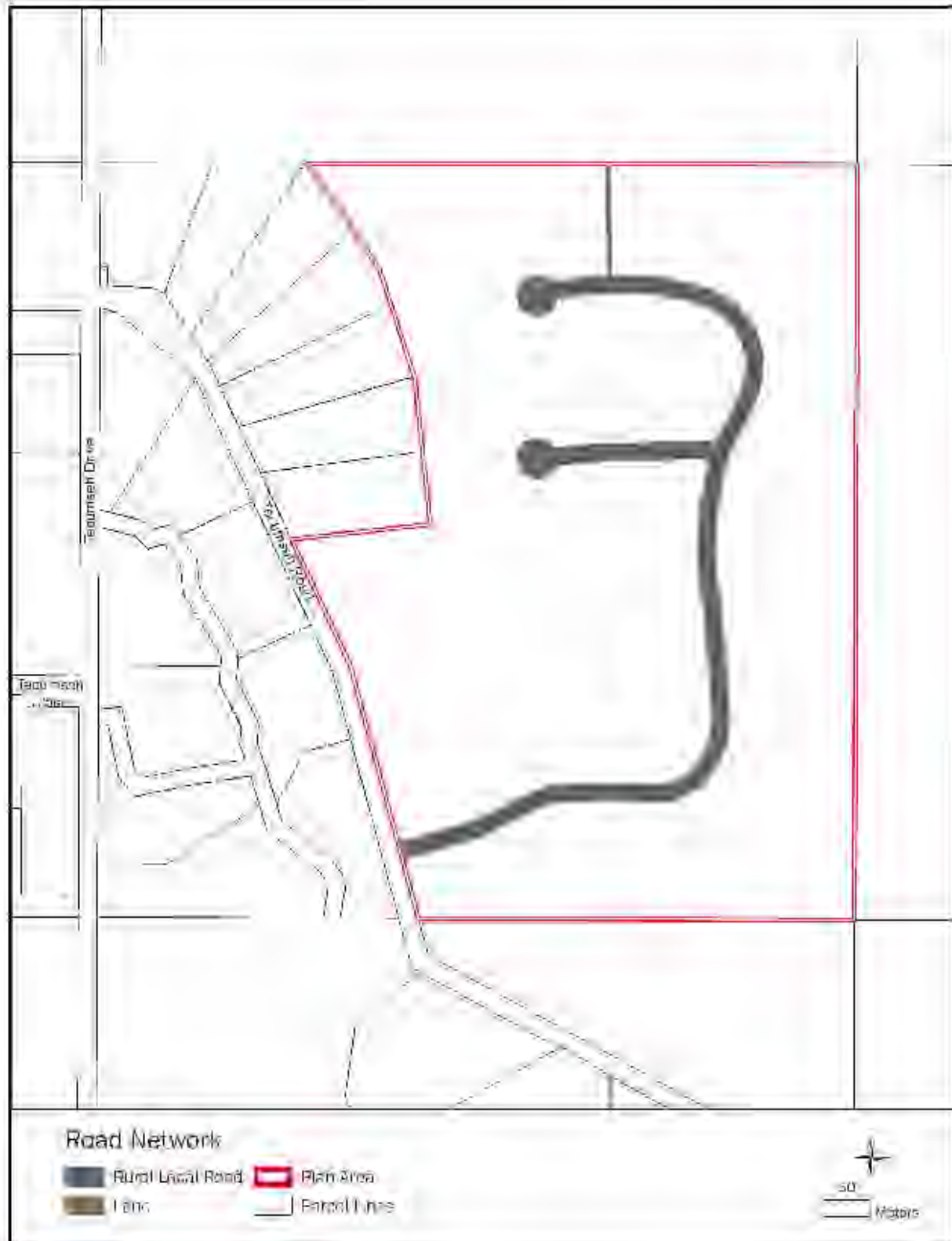
1. Driveway access to each parcel shall be constructed by the home builder or property owner at the time of development. Each driveway shall include a culvert where required, designed and installed to the satisfaction of the Municipality. All driveway designs should ensure proper drainage and shall be reviewed and approved by the Municipality prior to construction.

### 7.7. Excavation Practices

1. Excavation and construction activities related to internal roads, driveways, and approaches shall be undertaken in accordance with the applicable recommendations outlined in the Biophysical Assessment Report and the Geotechnical Report prepared in support of this Area Structure Plan.

## 7.0 TRANSPORTATION cont.

Figure 10. Road Network Map



## 8.0 SERVICING AND UTILITIES

### 8.1. General Servicing Policies

1. All infrastructure shall be developed in accordance with provincial regulations, the MCNP Engineering and Development Standards, and this ASP and the biophysical assessment and geotechnical assessment prepared for it.
2. Details regarding wells, cisterns, and water volume availability are available in the Mcelhanney Phase 3 Groundwater Availability Assessment, dated February 21, 2025.

### 8.2. Water Servicing

1. All residential parcels must have access to a legal and reliable source of potable drinking water in accordance with the Alberta Public Health Act and Alberta Health Services (AHS) recommendations and Sections 21 and 23 of the Water Act.
2. Based on the Mcelhanney Phase 3 Groundwater Availability Assessment, no more than 17 residential lots within the Plan Area shall be permitted to install individual water wells. To protect the aquifer and support sustainable water use, each lot permitted to drill a well must:
  - a. Be serviced by a combination of an individual groundwater well and a cistern system.
  - b. Use water from the well only for statutory household purposes, in accordance with the Alberta Water Act, with a maximum withdrawal of 1,250 m<sup>3</sup>/year per household.
  - c. Install a balancing cistern of a size recommended by a local installation professional to reduce peak aquifer demand.
  - d. Register a restrictive covenant on title requiring the installation and continued use of the cistern as a condition of subdivision approval.

3. At the sole discretion of the subdivision authority, any additional lots over 17 lots (up to a maximum of 6 lots) may be approved on the condition that they shall not be permitted to drill wells and must instead:
  - a. Be serviced by an on-site cistern, with a minimum size of 3000 gallons, filled through licensed potable water hauling services;
  - b. Have a separate restrictive covenant registered on title prohibiting well installation;
  - c. Demonstrate availability of contracted water delivery prior to final subdivision endorsement.
4. The assignment of the 17 lots permitted to be serviced by groundwater wells will be finalized at the subdivision approval stage, based on the following considerations:
  - a. The developer's proposal identifying which lots will be serviced by groundwater wells and which will be cistern-only;
  - b. A balanced distribution of cistern-only lots throughout the Plan Area, to the extent feasible;
  - c. Individual lot suitability, including assessment of topography, soil conditions, potential drawdown impacts, and required setback distances from other wells and private sewage systems;
  - d. Review and approval by the Subdivision Authority in consultation with Alberta Environment and Protected Areas (AEPA), Alberta Health Services (AHS), and the Municipality.
5. All private water systems should be:
  - a. Fully contained within the property boundaries they serve;
  - b. Located, operated, and maintained in accordance with provincial legislation and health regulations.
6. All proposed lots in the subdivision applications relying on wells should have a completed water well and a

## 8.0 UTILITIES cont.

48-hour minimum duration pumping test, with results analyzed and certified by a qualified hydrogeologist.

7. Well completion should aim to access deeper vertical fractures, where feasible, to reduce cumulative pressure on the upper weathered bedrock interval.
8. As per Section 8 of the McElhanney Phase 3 Groundwater Availability Assessment, dated February 21, 2025, the subject property can accommodate a maximum of 17 lots with wells.
9. For lots serviced exclusively by hauled water, the developer shall provide purchasers with:
  - a. Written confirmation of availability of water delivery services, including provider name and service frequency;
  - b. Estimated monthly costs (e.g., \$200 per 3,000-gallon load, lasting approximately 2 months for a typical family);
  - c. Sample restrictive covenant language ensuring no future well installation.
10. All well water should be tested for compliance with Health Canada's Guidelines for Canadian Drinking Water Quality (GCDWQ). Where exceedances occur (e.g., iron, fluoride, sodium, turbidity), lot owners shall be responsible for on-site water treatment systems.
11. Due to the carbonate-rich bedrock, water hardness and mineral scale issues are anticipated. Treatment systems such as reverse osmosis or ion exchange are recommended for long-term maintenance of water quality and plumbing systems.
12. The developer will register a restrictive covenant on the parcel as a condition of subdivision which will limit the number of lots with wells to 17. Upon subdivision, each parcel in the subdivision will be registered as a dominant tenement of the restrictive covenant to allow for enforcement of the restriction on lots which are not permitted to drill a well. The restrictive covenant will

run with the land, and may not be amended or removed without prior written notification to the Municipality of Crowsnest Pass.

## 8.3. Stormwater Management

1. All subdivision and developments within the Plan Area shall implement on-site stormwater retention strategies designed to ensure that post-development discharge rates do not exceed pre-development conditions. Stormwater shall be directed to adjacent wetlands or natural low-lying areas only where such discharge.
  - a. Maintains the hydrologic integrity of the receiving feature;
  - b. Is approved through a Stormwater Management Plan (SWMP) and applicable provincial regulations.
2. At the time of subdivision or development permit application, the applicant shall submit a detailed Stormwater Management Report (SWMR) prepared by a qualified professional. The report shall include:
  - a. Pre- and post-development hydrology modeling;
  - b. Stormwater volume and rate control calculations;
  - c. Drainage maps and outlet locations;
  - d. Erosion and sediment control plans;
  - e. Integration with wetland protection and Environmental Reserve Easement (ERE) areas.
3. Roadside ditches shall be incorporated along both sides of the public roadways within the 20-metre road right-of-way to:
  - a. Collect and convey stormwater away from the road surface;
  - b. Reduce the risk of road surface deterioration and icing;
  - c. Direct runoff to designated infiltration or dispersion

## 8.0 UTILITIES cont.

- points;
  - d. Be vegetated or armored with erosion-resistant materials where necessary;
  - e. Maintain positive drainage flow without impeding driveway access or creating standing water.
4. Ditch and culvert design shall comply with the Municipality's Engineering and Development Standards. During development of lot driveways, the property owner will be required to install a culvert constructed to the Municipality's standards, subject to the Municipality's approval.
  5. Where possible, the stormwater system should incorporate Low-Impact Development (LID) practices, including:
    - a. Shallow swales or bio-swales;
    - b. Grass buffers and naturalized drainage corridors;
    - c. Level spreaders or infiltration trenches;
    - d. Rock check dams and silt fencing during construction phases.
  6. No stormwater from private driveways, rooftops, or yard drainage shall be permitted to flow directly into roadways or adjoining properties. Instead, runoff shall be:
    - a. Contained within each lot;
    - b. Directed into vegetated swales, infiltration trenches, or the roadside ditch network;
    - c. Managed to avoid concentration of flow that may cause erosion or ponding.
  7. Stormwater runoff from individual lots should be retained, diffused, and treated on-site to the extent feasible, using naturalized or engineered methods, before reaching municipal drainage or wetland features.
  8. Stormwater discharge into any identified wetlands shall be:
    - a. Pre-treated through filtration or sedimentation where necessary;
    - b. Limited to controlled release points approved through the subdivision design;
    - c. Managed to prevent changes to wetland hydroperiods or water quality.
  9. A construction-phase erosion and sediment control (ESC) plan may be required for all phases of subdivision and lot-level development, ensuring that sediment-laden runoff does not reach roads, ditches, or environmentally sensitive areas.
  10. Stormwater infrastructure, including ditches, culverts, swales, and erosion control measures, shall be constructed and fully operational at the Construction Completion Certificate stage and shall be maintained by the developer until the Municipality assumes responsibility.

### 8.4. Wastewater System

1. All residential lots within the Plan Area shall be serviced by private on-site wastewater treatment systems, in the form of conventional or advanced septic systems, designed, installed, and maintained in accordance with:
  - a. The current Alberta Private Sewage Systems Standard of Practice;
  - b. Alberta Safety Codes Act;
  - c. Site-specific geotechnical and hydrogeological conditions identified through subdivision and development applications.



## 8.0 UTILITIES cont.

2. Each lot shall be required to demonstrate, through a qualified professional, that:
  - a. Soil percolation and loading rates are suitable for the proposed system;
  - b. A suitable area for a septic field or alternative system exists outside of building envelopes, water wells, and environmental reserve easements;
  - c. There is sufficient separation from wetlands, watercourses, and shallow groundwater.
3. A Level IV Private Sewage Treatment System Design Report shall be required as a condition of Disposal System Permit approval for each lot, which includes but is not limited to:
  - a. Soil assessment and percolation test results;
  - b. Septic field or treatment unit location;
  - c. System type (e.g., septic tank and field, mound system, advanced treatment unit);
  - d. Maintenance requirements and servicing plan.
4. Where soil or site conditions do not permit a conventional field-based system, engineered alternative systems (e.g., sand mounds, packaged treatment plants, holding tanks) shall be required, and subject to approval by a certified Safety Codes Officer.
5. At the time of subdivision, the applicant must submit a subdivision-level wastewater servicing report, prepared by a professional engineer or a qualified private sewage designer, in accordance with applicable provincial regulations and the Municipality of Crowsnest Pass Land Use Bylaw. This report must:
  - a. Confirm feasibility for all lots based on soil and terrain conditions;
  - b. Identify any lots that may require specialized or off-site solutions;
  - c. Demonstrate compliance with all applicable

provincial and municipal regulations, including required setbacks from water bodies, wells, and property lines, as well as loading rates and system sizing criteria.

6. No communal wastewater systems or municipal extensions are proposed or supported within the Plan Area.

### 8.5. Utilities

1. All utility servicing within the Plan Area shall be consistent with the Municipality's engineering and development standards, and coordinated with relevant provincial and private utility providers during subdivision.
2. The developer shall be responsible for the extension, installation, and connection of all shallow and dry utility services, including:
  - a. Natural gas (provided by ATCO Gas);
  - b. Electric power (provided by Fortis Alberta);
  - c. Telephone and internet (provided by TELUS or equivalent third-party provider);
  - d. Other franchise utilities as applicable.
3. At the time of subdivision and development, all shallow utilities shall be located within the road right-of-way, in dedicated utility corridors to ensure orderly installation, access for maintenance, and to avoid conflict with environmental reserves or infrastructure.
4. Utility alignments should be coordinated between service providers and the Municipality at the time of detailed design and may include:
  - a. Joint-use trenching strategies;

## 8.0 UTILITIES cont.

- b. Use of utility easements registered on title where off-road placement is unavoidable.
- 5. Above-ground utility infrastructure (e.g., pedestals, transformers, meters) should be:
  - a. Located to minimize visual and functional conflicts with driveways and landscaping;
  - b. Protected by barrier posts or bollards as required;
- 6. Utility extensions shall be phased in accordance with the approved subdivision plan and:
  - a. Be installed prior to final surface grading of roads;
  - b. Ensure that each lot has access to essential services at the time of construction;
  - c. Include all trenching, conduit installation, and restoration.
- 7. Developers shall consult with utility providers during subdivision design to ensure adequate service capacity and distribution.
- 8. Where shallow utilities cannot be located entirely within the public road right-of-way, appropriate utility easements shall be secured and registered on title prior to endorsement of subdivision plans.
- 9. No buildings, structures, or permanent landscaping shall be permitted within utility easements. These areas must remain accessible for inspection, repair, and future upgrades.



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## 9.0 IMPLEMENTATION

The Tecumseh ASP provides a high-level policy framework to guide future subdivision, land use redesignation (redistricting), and development approvals within the Plan Area. Implementation of this ASP will occur through a combination of planning tools and municipal processes, including the MDP, the Land Use Bylaw, subdivision review, development agreements, development permitting, and safety codes permitting.

This section outlines how the ASP will be put into effect over time and provides guidance on plan amendments, development staging, and regulatory approvals.

### 9.1. ASP Amendments

The Land Use Concept and policy framework presented in this ASP are intended to provide general guidance on land use pattern, servicing strategy, and environmental protection within the Plan Area. The land use designations shown on the Land Use Concept Map are not intended to represent surveyed boundaries and may be adjusted through subdivision and detailed design.

An amendment to the ASP will not be required for minor changes in lot configuration, road alignment, or servicing approach, provided that:

- The overall development vision and intent of the ASP are maintained;
- Environmental Reserve and Landscape Buffer areas are respected or enhanced;
- The number of residential lots does not exceed the maximum supported by the servicing studies and ASP policies.

A formal amendment to the ASP will be required if:

- The proposed development introduces a new land use designation not contemplated in this ASP;
- There is a significant shift in the location or extent of designated Environmental Reserve or Landscape Buffer areas;
- There is a substantial increase in residential density beyond the limits supported by the technical assessments.

### 9.2. Development Staging

Development within the Plan Area is expected to occur in a single or limited number of contiguous phases, guided by:

- Access to Tecumseh Road and internal rural road construction;
- Logical servicing connections;
- Market demand for country residential lots.

While no detailed staging plan is required at this time, development will generally proceed from west to east, starting with the area most accessible to Tecumseh Road. The phasing of road construction, utility installation, and environmental protection measures shall follow the sequence of lot development. The Municipality may consider flexibility in staging, and ASP amendments will not be required to accommodate alternate development sequences that remain consistent with the overall intent of this Plan.

## 9.0 IMPLEMENTATION cont.

### 9.3. Land Use Redesignation (Redistricting) and Subdivision

Prior to subdivision or development, the subject lands must be redesignated from the current NUA-1 (Non-Urban Area) district to another suitable district in alignment with the Land Use Bylaw.

Subdivision applications will be reviewed and evaluated based on the following criteria:

- Conformance with the Land Use Concept and policies outlined in this ASP;
- Compliance with the Municipal Development Plan and Land Use Bylaw;
- Fulfilment of applicable engineering design standards and environmental protection requirements;
- Demonstrated capacity for potable water supply, on-site wastewater treatment, and stormwater management, as per supporting technical assessments.

As part of the subdivision process, the Municipality may require:

- Execution of a development agreement to secure construction of Municipal and third party infrastructure;
- Dedication and registration of Environmental Reserve lands over lands identified in the ASP as environmental reserves.
- Registration of Environmental Reserve Easement covenants over lands identified in the ASP as environmental reserve easements.
- Dedication of Municipal Reserve (MR) lands through registration on title, in accordance with the Municipal Government Act and as described in Section 5 and 6 of this ASP.
- Registration of restrictive covenants on title to ensure compliance with servicing limitations and groundwater protection measures, such as prohibiting well drilling on cistern-only lots or requiring cisterns for well-supported lots.



An aerial photograph of a large, mostly forested area. A red line outlines a specific region, which includes a road on the left side and several cleared or semi-cleared patches of land. The text 'TECUMSEH AREA STRUCTURE PLAN' is overlaid in large, bold, white letters. Below it, the address '3055 Tecumseh Road | Municipality of Crowsnest Pass, AB' is written in a smaller, white font. At the bottom, a small line of text states 'This ASP is prepared by: Rubin LI, RPP, MCIP'. The page number '175' is in the bottom right corner.

# TECUMSEH AREA STRUCTURE PLAN

3055 Tecumseh Road | Municipality of Crowsnest Pass, AB

This ASP is prepared by: Rubin LI, RPP, MCIP





## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 7.b

**Subject:** 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" pursuant to the Tecumseh Area Structure Plan (Bylaw 1233, 2025) - Second and Third Readings

**Recommendation:** That Council gives second and third readings of Bylaw 1234, 2025.

### **Executive Summary:**

Bylaw 1234, 2025 proposes to redesignate the NW¼ 15-8-5-W5M in accordance with the land use concept in Bylaw 1233, 2025 the Tecumseh Area Structure Plan.

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

Municipal Government Act s. 692 Planning Bylaws.

Bylaw No. 1165, 2023, as amended.

Bylaw 1233, 2025 Tecumseh Area Structure Plan.

### **Discussion:**

Over the past several months the landowner has developed the Tecumseh Area Structure Plan (ASP) for the lands legally described as the NW¼ 15-8-5-W5M, containing ±41.07 ha (101.5 acres). The ASP proposes 23 country residential parcels on the land that fronts onto the existing Tecumseh Road east of the existing Tecumseh Subdivision. Bylaw 1233, 2025 elsewhere in this Council agenda proposes the adoption of the Tecumseh ASP as a framework for redesignation and future subdivision and development. Bylaw 1234, 2025 proposes to redesignate the land for country residential subdivision and development to implement the area structure plan. Subdivision of the land in accordance with the ASP will follow if and when Council adopts Bylaw 1233, 2025 and Bylaw 1234, 2025.

### **Analysis of Alternatives:**

1. Council may give second and third readings to Bylaw 1234, 2025.
2. Council may make any changes to Bylaw 1234, 2025 prior to considering second and third readings.

3. Council may defeat Bylaw 1234, 2025.

**Financial Impacts:**

N/A

**Attachments:**

[FORMATTED Bylaw 1234, 2025.docx](#)

[Bylaw 1234 2025 - redesignation map.pdf](#)

[Bylaw 1234 2025 - redesignation map - aerial.pdf](#)

**MUNICIPALITY OF CROWSNEST PASS**  
**Bylaw 1234, 2025**  
**LAND USE BYLAW AMENDMENT – Redesignate the NW¼ 15-8-5-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 the NW¼ 15-8-5-W5M, containing ±41 ha (101.5 acres), from “Non-Urban Area – NUA-1” as follows:

- A. a portion containing ±34.42 ha (85.05 acres) to “Grouped Country Residential – GCR-1”, and
  - B. a portion containing ±6.65 ha (16.42 acres) 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 bylaw is to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the “Grouped Country Residential – GCR-1” and “Recreation and Open Space – RO-1” districts.

**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:

1. The Land Use District Map be amended to redesignate the lands legally described as the NW¼ 15-8-5-W5M, containing ±41 ha (101.5 acres), from “Non-Urban Area – NUA-1” as follows:
  - a) a portion containing ±34.42 ha (85.05 acres) to “Grouped Country Residential – GCR-1”, and
  - b) a portion containing ±6.65 ha (16.42 acres) 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.

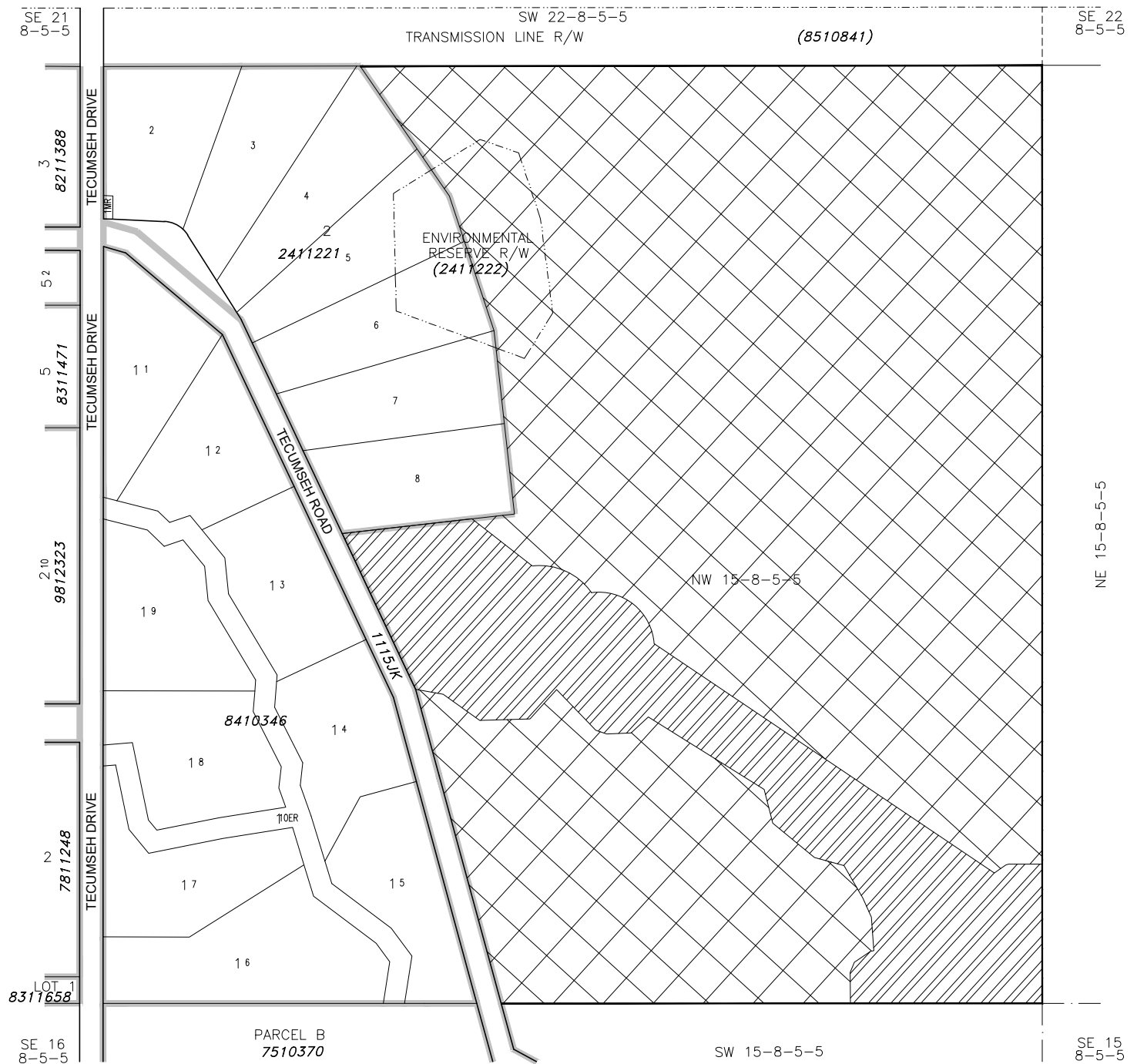
READ a **first** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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

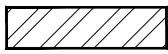
\_\_\_\_\_  
Patrick Thomas, Chief Administrative Officer



# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Non-Urban Area NUA-1  
TO: Grouped Country Residential GCR-1



FROM: Non-Urban Area NUA-1  
TO: Recreation & Open Space RO-1

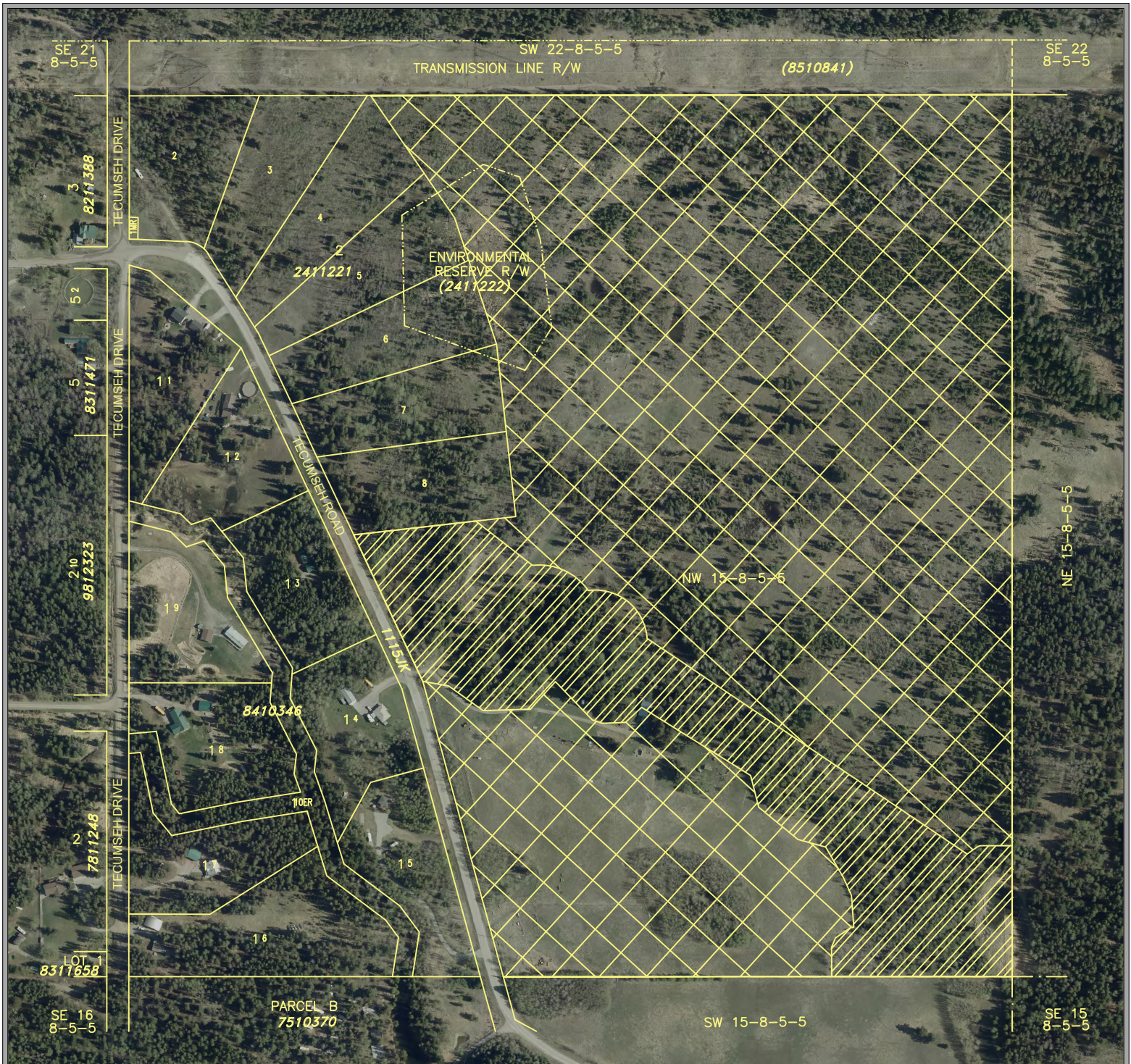
Bylaw #: 1234, 2025  
Date: \_\_\_\_\_

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"

PORTIONS OF NW 1/4 SEC 15, TWP 8, RGE 5, W 5 M  
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS  
DATE: JULY 17, 2025







## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo Date: May 19, 2021



FROM: Non-Urban Area NUA-1  
TO: Grouped Country Residential GCR-1



FROM: Non-Urban Area NUA-1  
TO: Recreation & Open Space RO-1

Bylaw #: 1234, 2025  
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"

PORTIONS OF NW 1/4 SEC 15, TWP 8, RGE 5, W 5 M  
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS  
DATE: JULY 17, 2025







## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 7.c

**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\\_-\\_September\\_11\\_\\_2024 \(2\).docx](#)

## Service Areas Update – September 11, 2025

### CAO Office

- Preparing new council orientations
- Initiated workflow and form optimization project
- Participated in Regional IMT directors meeting
- Meeting with Highway 3X design team
- Meeting with Alberta Public Lands on project updates
- Presentation to UofA professors and industry planners
- Meeting with developers on potential projects
- Initiated Blairmore Memorial Planting Upgrade project
- Continuing Bellevue Catholic Cemetery fence upgrade project
- Continuing Bellevue Water Looping project oversight
- Continuing South Bellevue Infrastructure Replacement project
- Continuing 30<sup>th</sup> Avenue Design project oversight
- Finalizing Downtown Bellevue Revitalization project oversight

### Finance

- Seniors rebate cheques have been sent out on September 11<sup>th</sup>. A total of 90 have been sent (total savings for seniors of \$29,250) and a handful of cheques are remaining to be sent.
- Tax Desk received 54 requests for Tax Searches in August 2025; YTD 441 (compared to 58 in August 2024 YTD 326 and 49 in August 2023 YTD 339).
- There were 3 assessment appeals in 2025, which is a result of the owner and the tax assessor not coming to an agreement on the assessment amount before the July 7<sup>th</sup> assessment deadline. Two are commercial and one residential. The residential one has withdrawn their appeal. The commercial ones will be resolved through a formal appeal process, which is scheduled for October 1. Depending on the outcome of the appeals, there may be a change in the assessment or levy amounts for 2025.
- Accounts Payable in August did two check runs, processed 603 invoices, and paid 291 vendors; YTD processed 2869 Invoices and paid 1463 vendors. August 2024 processed 602 invoices and paid 338 vendors with two check runs, YTD processed 3294 Invoices and paid 1592 vendors.
- Working on review of the following Bylaws and Policies:
  - Tangible Capital Assets Policy & Procedures
- The number of people who pay property taxes (TIPP) and Utilities (PAD) is 1,625 and PAD 1,458, respectively. TIPP decreased by 3 from July to August. PAD increased by 7 from July to August.
- Utility bills are either mailed out or sent by email. In August, for residential customers, 1,675 were mailed out and 1,668 were emailed. For commercial customers 82 were mailed out and 136 were emailed.

- Outdoor washroom for Coleman has been ordered with an expected delivery end of September.
- Step 1 of the Multi-Factor Authentication process is completed. Everyone has chosen the app or token. Step 2 is underway. The tokens have been delivered and are being handed out. There are only a handful of accounts to investigate and fix. Anticipated go live date will be end of September.
- Working on a request for proposal for banking and financial services.

### **Corporate Services**

- The Municipality has 110 employees across the organization. (59 Permanent, 32 Fire Rescue, 1 Election Worker, 12 Casual/Temporary, 5 Pool, 1 Instructors, 1 Ski Hill)
- The Municipality has two open job competitions for: Pass Powderkeg Lodge Supervisor and Pass Powderkeg General Employment Opportunities. Currently working through Paid On Call Fire and Community Peace Officer (CPO) and Casual Clerk- Reception.
- 9 Summer Student positions ended employment on August 29- 7 CS Summer Students, 1 Environmental Coordinator, & 1 PPK Operations Helper.
- 10 students completing the Swim Instructor Training Course hosted by the Pass Pool, including 5 pool staff- growing skills for the future.
- PPK Seasonal Hiring has started
- COR Audit planned near the end of October- We will be audited by the Town of Didsbury and we will send our auditor to Flagstaff County
- 23 Access to Information requests (FOIP/ATIA) in 2025. 23 are completed, 0 are outstanding.
- Conducted the Candidate Information Session to provide prospective candidates with information on running and serving on Council.

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

#### **Utilities Department**

- Utility projects
  - New service installations – 9 completed, 5+ others scheduled
    - 4 residential, 5 commercials YTD
  - Sanitary Service repairs – 11 completed, 2 others scheduled
  - Water Service repairs – 8 completed
  - Sanitary Mains repairs – 5 completed, 3 others scheduled
  - Water Main repairs – 3 completed (Carbondale, Sentinel, Coleman), 4 others scheduled (Bellevue)
  - Hydrant replacements – 4 completed, 4 others scheduled
    - Inspections and testing - June to October
  - Sanitary mains – annual flushing program May- September
  - EnviroTrace completed leak detection in Bellevue of all ductile and cast iron water lines from July 4-7 with 5 locations identified, 4/5 locations completed
    - Preliminary analysis – Water conservation 50,000 cubic meters or 50,000,000 liters per year potentially saved
  - Ski Hill - Cistern and water line repairs
  - PRV pressure verifications for water modelling

- Utility Locate requests – YTD 457 (Aug-86, July-65, June-88, May-91, April-70, March-29, Feb-12, Jan-16)
- Water On/Off requests – YTD 22
- Budget Initiative:
  - CIPP program
    - 500 meters completed for Bellevue on 25<sup>th</sup> Ave (5 sections)
    - 500 meters completed for Bellevue/Coleman/Hillcrest in September
  - Design finalized for River Bottom PRV (2025 Capital)
    - Contractor tentative for September 2025 (Start up meeting 08/14)
  - Coleman PRV's – initial analysis and design w/ Stantec
  - Sentinel Reservoir – initial analysis and review w/ Stantec

### Transportation Department

- Gravel road grading and gravelling program – ongoing maintenance
- Drainage work – road shoulders, material cleaning, erosion prevention
- Sign replacements and repairs
- Concrete and ACP repair ongoing (currently in Coleman)
- Cemetery sites (August YTD 22 sites – cremation and burials)
- Columbarium installation completed
- GIS, locates, fall protection and hydrant training

### Development & Trades Department

- **Facility Maintenance**
  - Budget Initiatives – completed Sportsplex Curling Club carpet, new furnace and two unit heaters in Hillcrest SAR/SAR building, and directional drilling to restore power to Sportsplex parking lot yard lights. On track – MDM building condition assessment, Blairmore Grader Shop wall repair, PW Shops overhead door openers, and facility fencing.
  - Water damage at BellCrest Seniors Centre requires that a portion of the roof is removed and a new roof installed – September.
  - Regular maintenance.
- **Planning, Development & Safety Codes**
  - Municipal Planning Commission – two meetings in July (3 DPs; 1 Subdivision).
  - Municipal Historic Resources Advisory Committee – one meeting in July.
  - Issued RFP to 12 architects to review the Crowsnest Historic District Guidelines.

Key Performance Indicator (KPI)	Activity Volume Previous Month	Activity Volume YTD
<b>Facility Maintenance – Plumbing, Construction, Electrical</b>		
Work Orders – issued / closed	29 / 18	243 / 164
<b>Planning &amp; Development</b>		
Compliance Certificate requests - received / processed	5 / 0	30 / 19
Development permit applications - received / processed	14 / 3	144 / 115
Business Licences - received / processed	5 / 4	60 / 51
LUB Complaints – new / closed	0 / 0	1 / 1



LUB Complaints – Monthly Volume	48	48
Notice of Intent / Stop Orders - issued	0 / 1	0 / 2
Bylaws (MR / Road Closures, LUB)	5	27
Land Purchase Applications – received / processed (decision by Council)	1 / 0	21 / 15
Appeal Hearings	0	4
Subdivision applications	0	10
<b>Safety Codes</b>		
New Housing Starts	2	45
Building permits - issued / inspected / closed	14 / 41 / 29	151 / 273 / 215
Electrical permits - issued / inspected / closed	14 / 21 / 20	129 / 184 / 127
Gas permits - issued / inspected / closed	6 / 30 / 41	78 / 160 / 116
Plumbing permits - issued / inspected / closed	4 / 24 / 14	61 / 137 / 71
PSDS permits - issued / inspected / closed	1 / 3 / 4	9 / 14 / 12
Orders Issued / closed	0 / 0	0 / 0
Safety Codes Council Appeals	0	0
Variances Issued	0	0

## **Protective Services**

### **Fire**

- Opened fall recruitment
- Amazing Teen Race Host
- Qualified 7 personnel to NFPA 1001 Level I Professional Firefighter
- New fire inspections x 5
- New occupancy load certificates

<b>August 2025</b>	<b>Calls</b>
MVI	3
Alarms	11
Fire	2
Medical	7
Electrical Hazard	1
Gas Leak	1
<b>Total</b>	<b>25</b>

### **Community Peace Officers**

- Community Peace Officers focused on enforcing lawn and yard upkeep.
- 3 dog attack files
- Working with Environment, Compliance Notices issued for long grass and weeds
- In September, focus on back to school safety and pedestrian safety.

<b><u>Statistic:</u></b>	<b><u>Aug</u></b>	<b><u>Year to Date:</u></b>
Number of Charges Laid	7	275
Combined Incident Statistics (re: reports submitted by a Peace Officer)	64	825
Cases: Requests for Service	29	390
Cases: Officer Observed (does not include tickets issued roadside)	5	35
Cases: Received from outside Department/Agency (i.e., RCMP)	1	17
Vehicle Removal Notices	4	18
Vehicles Towed	0	7
Monthly Projected Fine Revenue Issued	\$1,926	\$68,747

Bylaw Reports Submitted: 38  
Provincial Reports Submitted: 26

#### **Environmental Services Area Update**

- Weed Pulls every second Wednesday
- Attended the Community Market
- 2026 priority list created
- Closed 129 case files

<b>Field Work</b>	<b>Aug</b>	<b>TO DATE</b>
Vegetation Inspections	10	94
Inspector's Notices	5	29
Inspector's Notices (Open/Closed)	5/5	5/24
# of bags pulled	15	77
Acres Inspected	280	1250
Soil Inspections	9	35
Pest Inspections	4	8
Trap Rentals	2	2
# of burrows treated	11	454
EDDMapS Entries	10	30
Revisits	10	30
EDRR	2	9
Education and Awareness Events	1	6
Public Weed Pulls	2	7

### **Pass Powderkeg Community Resort**

- The final phase of cutting grass on the hill is being completed with a tractor and thrasher mower the week of Sept. 8-12. Almost all of the hill is being cut which will help to reduce the amount of snow and snow making to open runs.
- The UROC Bee's Knees Enduro mountain bike race was held on Sept. 6 & 7. It was a great success with 30 more participants compared to 2024. The weather was great but wildfire smoke was pretty thick through the weekend.
- There are a few daylodge rentals in September and October.
- Most Key staff are returning for 25/26 winter season.
- Staff are watching the temperature and dreaming about snow. Large number of pine cones on trees is a good sign of snow coming this winter.

### **CNP Community Pool**

- The last day for operations of the Pass Pool was Sunday September 7. It was a great summer season with a wide variety of weather. The last few weeks were warm and the pool was quite busy.
- The Lifeguard Instructors course had 10 candidates in it and all were successful. 5 of these new instructors were from our pool and will help with providing lessons next summer.
- Shutdown of the pool will be done by a few of the remaining staff. 80% of the staff have gone back to high school, university or college. There was just enough staff to finish out the last week of operations.
- The pool is being drained and the liner will be inspected for tears or damage. All pipes and filters will be serviced, checked and prepped for winter.
- 2025 had a great crew of Lifeguards, Assistant Lifeguards and Customer Service Staff lead by Luka and Adam. They made the first summer as Pool Manager enjoyable.

### **Community Services**

#### **Facilities and Events**

- Crowsnest Community Hall
  - 25 bookings in September.
  - 26 Bookings in October
  - Halloween Funrun October 25th
- Complex
  - Ice install Starts September 8
  - First Booking starts September 26th
  - Minor Hockey has 1 more team dressing this year and perhaps 2 depending on numbers.
  - Water treatment system for plant being installed.
  - Figure skating club secured 2 more ice slots for the year.
- MDM
  - 96 gym rentals for September
  - 104 gym rentals for October.
  - Clothing fest September 20th

- Harvest of Memories September 26<sup>th</sup>- 27<sup>th</sup>
- Gala October 17<sup>th</sup>-18<sup>th</sup>
- Spooktacular October 24<sup>th</sup>
- Ski swap November 8<sup>th</sup>
- Parks
  - Flowers removed the week of September 15<sup>th</sup>

## **FCSS**

- 2025/26 Fall Winter Community Handbook has been distributed
- Pop up summer fun days – Pete’s Park –lots of fun with great turnouts this summer
- Movies in the park – July 24 & August 14.
- Fall BBQ – September 4<sup>th</sup> - great turnout.
- Preparing 2026 FCSS Funding Application Packages
- October Drive in Movie – October 16 at the ball complex.
- Big Bounce Event – August 16 – due to weather, the event was moved to the arena. This was a really fun event with positive feedback.

## **Recreation Programming**

- Kickboxing Fitness Fall Session Registration
- Fall Winter Registration Night
- Walking Trails – Order Signage
- Memorial Bench program – install Blairmore
- Program Calendar - September
- Drums Alive, Fit for Life, Stretch and Meditation Program Registration
- Gym Floor – resurface
- Pop Up Summer fun days
- Prepare equipment for fall programs
- Pickle Ball Clinic



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 7.d

**Subject:** Audit Services Contract Award Approval

**Recommendation:** That Council appoint Metrix Group LLP as the Municipality's auditor.

### **Executive Summary:**

A request for proposal (RFP) was posted on the Alberta Purchasing Connection (APC) website for a five (5) year contract with a qualified Chartered Professional Accounting firm from July 14, 2025 to August 8, 2025. MCNP received four (4) submissions, including one (1) submission from a non-qualified firm. Based on the procurement process and evaluation of proposals, administration recommends awarding the contract to Metrix Group LLP.

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

- MGA Section 280(1) Each council must appoint one or more auditors for the municipality.

### **Discussion:**

The audit services contract with MNP LLP (formerly BDO LLP) expired a few years ago and has been continuing on a year-to-year basis. To ensure consistent service and budgeting, it is recommended to sign a contract with a qualified Chartered Professional Accounting firm for a period of five (5) years. The appropriate process of issuing a request for proposal (RFP) through Alberta Purchasing Connection (APC) was followed to ensure fair procurement.

A RFP was posted on the APC website from July 14, 2025 to August 8, 2025 for a five (5) year contract with a qualified Chartered Professional Accounting firm. Four (4) submissions were received, including one (1) submission from a non-qualified firm. The other three (3) submissions were from Metrix Group LLP (\$313,250), MNP LLP (\$404,676), and Faber LLP (\$205,117). The three (3) qualified Chartered Professional Accounting firm submissions were evaluated based on the RFP requirements, which included:

- Quality & Comprehensiveness of Proposal
- Experience & Qualifications
- Cost & Time



- Audit Implementation & Additional Services

Based on the RFP requirements, administration recommends choosing Metrix Group LLP. It was a very close evaluation between Metrix Group LLP and MNP LLP.

The reasons to choose Metrix Group LLP is because they included all elements requested in the RFP, they have considerable municipal audit experience, positive references from current municipal clients (verified through phone calls), ability to help with special projects if needed, and the cost and number of hours is reasonable. Additionally, this company is forward thinking and offers a traditional on-site audit or completely virtual audit, which would bring the proposed cost down. Metrix is a full service accounting firm based out of Edmonton which has been in operation since 1962, with a current total of ten (10) partners at the firm. Metrix has six (6) offices in Alberta and clients throughout Western Canada.

MNP LLP was a close second since they provided almost all of the required elements within the proposal requirements. However, they only provided two (2) municipal references, when three (3) was requested and there price is about \$90,000 more for the 5 year contract. MNP is familiar with our controls and team, which is valuable and time saving. MNP is based out of Lethbridge, have been in operation since 1958 and have thirty-four (34) partners at the Lethbridge office. MNP has 177 offices across Canada.

Faber LLP did not have any significant municipal experience or clients and did not have a full understanding of the work scope; therefore, was evaluated the lowest score.

#### **Analysis of Alternatives:**

- Council can appoint Metrix Group LLP as the auditors, as recommended.
- Council can appoint MNP LLP as the auditors.

#### **Financial Impacts:**

Total contract award for 5 years is \$313,250. This is within the operating budget.

#### **Attachments:**



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 10.a

**Subject:** Foreign Workers Program - Councillor Sygutek

**Recommendation:** That Council accept the update as information.

### **Executive Summary:**

Following an update from Tim May, General Manager of the Rum Runner, Council Sygutek requested that Council have discussion about the Foreign Workers Program.

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

Councillor Sygutek requested the item be added to the Council meeting.

### **Discussion:**

Administration has looked previously into this program and did again after this request. In order to qualify, the Municipality has to have the staff to oversee the program (2 to 4 in other communities) along with having support organization for the foreign workers to be able to assimilate into the community successfully. The Crowsnest Pass does not currently have those support organization within our region. Several of the other communities who did this either were able to utilize organization within the larger cities (due to proximity) or were able to create them by partnering together with several communities.

Recently there has also be calls on the Federal Government to end the Temporary Workers Program.

### **Analysis of Alternatives:**

N/A

### **Financial Impacts:**

Unknown

**Attachments:**



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 10.b

**Subject:** Skateboard Park Project - Councillor Sygutek

**Recommendation:** That Council have a discussion about the skateboard park project.

**Executive Summary:**

Councillor Sygutek would like to have further discussion on the skateboard park project.

During the August 21, 2025 Budget Meeting, Council requested that the skateboard park project be included in the development of the 2026 Capital plan.

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

Councillor Sygutek requested the item be added to the Council meeting.

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

The project is estimated at \$1,000,000. \$400,000 has previously been dedicated towards the project.

**Attachments:**



## **Municipality of Crowsnest Pass Request for Decision**

**Meeting Date:** September 16, 2025

**Agenda #:** 10.c

**Subject:** Health Advisory Committee Update - Councillor Sygutek

**Recommendation:** That Council accept the update as information.

**Executive Summary:**

Councillor Sygutek asked for an update on the setup of the Health Advisory Committee. Currently the drafting of the bylaw is on the short list of items to complete. Some initial work was undertaken and the bylaw revision needs to be finalized. The bylaw will then be brought to Council for consideration. Once adopted, Administration will then advertise for applications and bring those to Council for appointment. Once membership is established, an initial meeting date will be set for the committee to convene.

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

Councillor Sygutek requested the item be added to the Council meeting.

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**