



Municipality of Crowsnest Pass
AGENDA
Regular Council Meeting
Council Chambers at the Municipal Office
8502 - 19 Avenue, Crowsnest Pass, Alberta
Tuesday, October 7, 2025 at 7:00 PM

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. CONSENT AGENDA

- 3.a Minutes of the Parks and Recreation Advisory Committee of January 27, 2025
- 3.b Minutes of the Parks and Recreation Advisory Committee of March 24, 2025
- 3.c Minutes of the Parks and Recreation Advisory Committee of April 28, 2025
- 3.d Minutes of the Parks and Recreation Advisory Committee of May 26, 2025
- 3.e Minutes of the Parks and Recreation Advisory Committee of June 23, 2025
- 3.f Minutes of the Family and Community Support Services Advisory Committee of June 23, 2025
- 3.g Minutes of the Municipal Historic Resources Advisory Committee of August 25, 2025
- 3.h Minutes of the Municipal Planning Commission of August 27, 2025
- 3.i Minutes of the Family and Community Support Services Advisory Committee of September 15, 2025
- 3.j Library Board Financial Reviewer - Metrix Group LLP
- 3.k Letter to Mayor and Council from Brett Romanow

4. ADOPTION OF MINUTES

- 4.a Minutes of the Special Budget Meeting of August 21, 2025
- 4.b Minutes of the Council Meeting of September 16, 2025

5. PUBLIC HEARINGS

- 5.a Bylaw 1218, 2025 - Land Use Bylaw Amendment - Redesignate Lot 15, Block 30, Plan 6808CU from "Residential R-1" to "Medium Density Residential R-2A" - *Public Hearing*
- 5.b Bylaw 1239, 2025 - Land Use Bylaw 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" - *Public Hearing*
- 5.c Bylaw 1240, 2025 - Bear Valley Area Structure Plan - *Public Hearing*
- 5.d 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) - *Public Hearing*

- 5.e Bylaw 1242, 2025 - Land Use Bylaw amendment - redesignate Byron Hills lands in Hillcrest and Conceptual Scheme for subdivision - *Public Hearing*
- 5.f 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" - *Public Hearing*
- 5.g Bylaw 1244, 2025 - Land Use Bylaw Amendment - establish the "Low Impact Housing – LIH" district, and redesignate Lot 1, Block 40, Plan 9813593 from "Non-Urban Area - NUA-1" to "Low Impact Housing – LIH" - *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.

7. REQUESTS FOR DECISION

- 7.a Bylaw 1191, 2024 Road Closure Bylaw - *Second and Third Readings*
- 7.b Bylaw 1192, 2024 Road Closure - *Second and Third Readings*
- 7.c Bylaw 1218, 2025 - Land Use Bylaw Amendment - Redesignate Lot 15, Block 30, Plan 6808CU from "Residential R-1" to "Medium Density Residential R-2A" - *Second and Third Readings*
- 7.d Bylaw 1230, 2025 - Road Closure - *Second and Third Readings*
- 7.e Bylaw 1235, 2025 -Road Closure - *Second and Third Readings*
- 7.f Bylaw 1239, 2025 - Land Use Bylaw 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" - *Second and Third Reading*
- 7.g Bylaw 1240, 2025 - Bear Valley Area Structure Plan - *Second and Third Readings*
- 7.h 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) - *Second and Third Readings*
- 7.i Bylaw 1242, 2025 - Land Use Bylaw amendment and subdivision conceptual scheme - redesignate and subdivide portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres) in total (Byron Hills lands in Hillcrest) - *Second and Third Readings*
- 7.j 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" - *Second and Third Readings*
- 7.k Bylaw 1244, 2025 - Land Use Bylaw Amendment - establish the "Low Impact Housing – LIH" district, and redesignate Lot 1, Block 40, Plan 9813593 from "Non-Urban Area - NUA-1" to "Low Impact Housing – LIH" - *Second and Third Readings*

8. COUNCIL MEMBER REPORTS

9. PUBLIC INPUT PERIOD

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

10. COUNCILOR INQUIRIES AND NOTICE OF MOTION

11. IN CAMERA

- 11.a Personal Privacy - Board Member Resignation - ATIA Act Section 20
- 11.b Personal Privacy - Board Member Resignation - ATIA Act Section 20
- 11.c Personal Privacy - Board Member Resignation - ATIA Act Section 20
- 11.d Personal Privacy - Board Member Resignation - ATIA Act Section 20
- 11.e Economic Interests of the Public Body - Land Sales Application - ATIA Section 30
- 11.f Economic Interests of the Public Body - Land Sales Application - ATIA Act Section 30
- 11.g Economic Interests of the Public Body - Land Sales Application - ATIA Act Section 30

12. ADJOURNMENT



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.a

Subject: Minutes of the Parks and Recreation Advisory Committee of January 27, 2025

Recommendation: That Council accept the minutes of the Parks and Recreation Advisory Committee of January 27, 2025 as information.

Executive Summary:

Minutes of Boards and Committees are submitted to Council for their information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Parks and Recreation Advisory Committee Minutes January 27 2025.pdf](#)



Parks & Recreation Advisory Committee Meeting Minutes

**Municipality of Crowsnest Pass
Monday, January 27, 2025 – 4:30 PM
MDM Community Centre**

Chairperson: Nicole Olivier

Secretary: Tracey Linderman

Present: Nicole Olivier – Chairperson
Abigail Bruce – Vice Chairperson
Vacant – Member at Large
Vacant – Member at Large
Vacant – Member at Large
Glen Girhiny – Council Representative
Lisa Sygutek – Council Representative
Trent Smith – Manager of Community Services

Absent:

Call to Order

N. Olivier called the meeting to order at 4:46pm.

2.0 Adoption of Agenda

#25-01 Moved by: N. Olivier

That the meeting agenda adopted as presented.

CARRIED

#24-02 MOVED BY: L. Sygutek

Moved to nominate Nicole Olivier as the Chairperson for the Parks and Recreation Advisory Committee. Nicole Olivier accepts the nomination.

CARRIED

#24-03 MOVED BY: L. Sygutek

Moved to nominate Abigayle Bruce as the Vice Chairperson for the Parks and Recreation Advisory Committee. Abigayle Bruce accepts the nomination.

CARRIED

3.0 Adoption of Minutes**#25-04 MOVED BY: G. Girhiny**

To approve the minutes dated October 28, 2024.

CARRIED

4.0 Correspondence

News Release – Southern Alberta Summer Games

The Summer Games will take place July 2-5th in Taber Alberta.

#25-05 MOVED BY: A. Bruce

That the Parks and Recreation Advisory Committee accept the News Release as information.

CARRIED

5.0 Delegations**6.0 Business Arising out of Minutes****6a) Trails Master Plan**

A. Bruce and R.L. Rinaldi have drafted a letter to send to Council asking for an update of the Trail Master Plan. The letter will be reviewed by the Committee and then sent to Council. The Provincial Government is working with Municipality to partner on a Trails Masterplan.

#25-06 MOVED BY: A. Bruce

That the Parks and Recreation Advisory Committee accept the update as information.

CARRIED

6b) Group Planning

The Parks and Recreation Advisory Committee tabled group planning until new members are elected to the Board.

6c) Update from the Southwest Alberta Skateboard Society

The funding is placed on hold and depends on grant funding received by the Society. Email report attached from M. DeBoer.

7.0 Parks & Recreation Reports

The Recreation Manager report:

Planning for completion of 2025 Initiatives. Planning for installation of outhouses for the walking trail in Coleman area. One million dollars has been allocated to the Soccer/Ball Complex for completion. The Gymnastics facility lease is no longer active and the equipment has been sold. Programs are now held at the Crowsnest Community Hall. Phase 1 of the MDM Playground is in the planning process and Phase 2 will follow at a later date. Planning to install the playground equipment in June of 2025 with the help of volunteers and staff.

#25-07 MOVED BY: N. Olivier

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED

8.0 New Business**8a) New Park Development Process**

This item will be discussed in Group Planning

9.0 Public Input Period – n/a**10.0 In Camera**

#25-08 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee go In Camera at 5:39pm.

CARRIED

#25-09 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee move out of In Camera at 5:42pm.

CARRIED

11.0 Adjournment

#25-10 MOVED BY: N. Olivier

That the meeting be adjourned at 5:44pm. Next meeting scheduled for March 24 at 4:30pm.

CARRIED



Chairperson



Southern Alberta Recreation Association
502, Centre Street Bow Island, AB T0K 0G0
(403)-545-2522 EXT 2 or 403-360-8847
recreation@bowisland.com

FOR IMMEDIATE RELEASE

RE: 2025 Southern Alberta Summer Games

November 5th, 2024

The Southern Alberta Recreation Association (SARA) is pleased to announce that the Town of Taber will be hosting the 2025 Southern Alberta Summer Games (SASG)!

The return of the games in Coaldale last year, following the COVID-19 pandemic, exceeded our expectations. The Southern Alberta Recreation Association approached the event with uncertainty, but the sense of normalcy, grassroots enthusiasm, and the creation of cherished memories contributed to a truly enjoyable experience.

"We are extremely excited about the Town of Taber hosting the 2025 Southern Alberta Summer Games. Based on the feedback received last year from both new and returning athletes, we are confident that this year will also be exceptional," said Kaylee Ostenberg, Chair of the Southern Alberta Recreation Association.

The 2025 Southern Alberta Summer Games will take place from July 2nd-5th and features both individual and team sporting events in and around Taber! It is expected that nearly 2000 athletes and coaches will be participating in the 2025 Games.

The Southern Alberta Recreation Association is grassroots, inclusive organization dedicated to fostering full participation from all individuals in Southern Alberta. It is the purpose of the "games" to provide a vehicle by which all communities have the opportunity to become involved in a meaningful sport program, which, through mass participation, is dedicated to the development of the individual and encourages sportsmanlike conduct.

ABOUT SARA:

SARA is a non-profit organization formed in the late 1960's and incorporated in 1973, making it the longest consecutively- running multi-sport event in Western Canada. Our largest initiative is the Southern Alberta Summer Games, which is hosted annually in a select community in Southern Alberta. More information regarding SARA and the 2025 Southern Alberta Summer Games can be found online at

<https://southernalbertasummergames.ca/>

Kaylee Ostenberg, Chair
Southern Alberta Recreation Association
403-545-2522, recreation@bowisland.com



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.b

Subject: Minutes of the Parks and Recreation Advisory Committee of March 24, 2025

Recommendation: That Council accept the minutes of the Parks and Recreation Advisory Committee of March 24, 2025 as information.

Executive Summary:

Minutes of Boards and Committees are submitted to Council for their information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Parks and Recreation Advisory Committee Minutes March 24 2025.pdf](#)



Parks & Recreation Advisory Committee Meeting Minutes

**Municipality of Crowsnest Pass
Monday, March 24, 2025 – 4:30 PM
MDM Community Centre**

Chairperson: Nicole Olivier

Secretary: Tracey Linderman

Present: Nicole Olivier – Chairperson
Abigayle Bruce – Vice Chairperson
Vacant Member at Large
Vacant Member at Large
Vacant – Member at Large
Glen Girhiny – Council Representative
Lisa Sygutek – Council Representative
Trent Smith – Manager of Community Services

Absent:

Call to Order

N. Olivier called the meeting to order at 4:35pm.

2.0 Adoption of Agenda

#25-11 MOVED BY: N. Olivier

That the meeting agenda adopted with the additional wording 11 a) under Section 17.

CARRIED

3.0 Adoption of Minutes**#25-12 MOVED BY: A. Bruce**

To approve the minutes dated January 27, 2025.

CARRIED**4.0 Correspondence****5.0 Delegations****6.0 Business Arising out of Minutes****6a) Trails Master Plan-Letter to Council**

The letter was received by council and approved as information. Conversations regarding Trails is ongoing with Alberta Transportation. Signage is in the process of being designed and will be reviewed as details are completed. Would like to review staging areas such as Star Creek, Tecumseh area.

#25-13 MOVED BY: L. Sygetuk

That the Parks and Recreation Advisory Committee accept the update as information.

CARRIED**6b) Group Planning**

The Parks and Recreation Advisory Committee tabled group planning until new members are elected to the Board.

#25-14 MOVED BY: N. Olivier

That the Parks and Recreation Advisory Committee defer item to the May agenda.

CARRIED**6c) Update from the Southwest Alberta Skateboard Society**

The funding is placed on hold and depends on grant funding received by the Society. Email report attached from M. DeBoer.

7.0 Parks & Recreation Reports

The Recreation Manager report:

The Junior A playoffs taking place and the ice will be removed March 30th. Public programming will finish for the season March 28. In the process of hiring summer staff

for Community Services Department. The Bellevue Mainstreet washroom is complete and will be maintained by Community Services operations, the outhouse on the walking trails between Coleman and Blairmore will be installed however waiting for permission from CP Rail. The block booking for the Spring Summer programs on the fields was completed and collaborating with community groups to accommodate schedules. The signage to Star Creek Falls is being reviewed.

Baseball Clinic with Geoff Freeborn is planned for May. Programs are running for Spring such as kickboxing fitness and Drums Alive. The upgrade of lights in the gym is complete and ready for use during events.

#25-15 MOVED BY: G. Girhiny

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED

8.0 New Business

9.0 Public Input Period

10.0 In Camera

#25-16 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee go In Camera at 5:08pm.

CARRIED

#25-17 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee move out of In Camera at 5:16pm.

CARRIED

#25-18 MOVED BY: N. Olivier

That the Parks and Recreation Advisory Committee recommend to Council the appointment of Elliott Johnston to the Parks and Recreation Advisory Committee.

CARRIED

#25-19 MOVED BY: N. Olivier

That the Parks and Recreation Advisory Committee recommend to Council the appointment of Corey Semeniuk to the Parks and Recreation Advisory Committee.

CARRIED

11.0 Adjournment

#25-20 MOVED BY: L. Sygetuk

That the meeting be adjourned at 5:32pm. Next meeting scheduled for April 28 at 4:30pm. This meeting is scheduled 4:30pm -5:30pm.

CARRIED



Chairperson

Tracey Linderman

From: Randi Lynn Rinaldi [REDACTED]
Sent: Thursday, January 23, 2025 3:05 PM
To: Tracey Linderman
Subject: Fwd: SWASS update

below is an update from Nov from Megan DeBoer re: Skateboard park.

----- Forwarded message -----

From: Megan deBoer <[REDACTED]>
Date: Thu, Nov 21, 2024 at 9:23 AM
Subject: SWASS update
To: <[REDACTED]>
Cc: Amanda Samuel <[REDACTED]>, Rob MacGarva <[REDACTED]>, Lanny deBoer <[REDACTED]>, Joel Painter <[REDACTED]>

Hi Randi Lynn. Here is what's been happening with SWASS:

- We went before council on July 9th and requested 400k towards the park build. We know that it was up for discussion during the muni budget meetings. There was a good long discussion including a reminder of the council, during the Albert Stella knock down, saying they would help rebuild the skatepark. We have made a few calls to check in but no response yet. We weren't told when or how we'd be notified. Once we hear back, we will set a meeting with the building company to discuss next steps.
- We've received 2 offers for in-kind donations; one for top soil and one for some concrete.
- We should hear back early December regarding a 50k grant we applied for.
- We continue to receive donations from local businesses, bottle drive, and shirt sales including, an anonymous 10k in the summer and 5k from Davis Dodge.

We've given out our donation booklets to Northback and Elk Valley Resources. Nothing yet but we are hoping that they are interested.

We're so close! Getting tired but we know it's worth the effort!

Megan - On behalf of the SWASS crew

Sent from my iPhone



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.c

Subject: Minutes of the Parks and Recreation Advisory Committee of April 28, 2025

Recommendation: That Council accept the minutes of the Parks and Recreation Advisory Committee of April 28, 2025 as information.

Executive Summary:

Minutes of Boards and Committees are submitted to Council for their information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Parks and Recreation Advisory Committee Minutes April 28 2025.pdf](#)



Parks & Recreation Advisory Committee Meeting Minutes

**Municipality of Crowsnest Pass
Monday, April 28, 2025 – 4:30 PM
MDM Community Centre**

Chairperson: Nicole Olivier

Secretary: Tracey Linderman

Present: Nicole Olivier – Chairperson
Abigayle Bruce – Vice Chairperson
Eliot Johnston – Member at Large
Corey Semeniuk – Member at Large
Vacant – Member at Large
Glen Girhiny – Council Representative
Lisa Sygutek – Council Representative
Trent Smith – Manager of Community Services

Absent:

Call to Order

N. Olivier called the meeting to order at 4:31pm.

Introduced and welcomed new Advisory Board members Eliot Johnston and Corey Semeniuk.

2.0 Adoption of Agenda

#25-21 MOVED BY: G. Girhiny

That the meeting agenda adopted.

CARRIED

3.0 Adoption of Minutes**#25-22 MOVED BY: L. Sygetuk**

To approve the minutes dated March 24, 2025.

CARRIED**4.0 Correspondence****5.0 Delegations****6.0 Business Arising out of Minutes****7.0 Parks & Recreation Reports**

The Recreation Manager report:

The Bellevue main street should be completed within the next few weeks with weather permitting. Bathrooms are completed. Some of the summer students have started their positions, and the remaining students will start May 6th. This is a busy time of year for the department with the Rodeo at the Complex, grass cutting season and maintenance of the outdoor facilities.

MDM Playground installation will be soon, and members are encouraged to volunteer if they would like to be part of the project.

Discussed the usage of the MDM Community center, gym bookings and programs in the facility.

Reviewed the process of vision planning and will plan once the new board members are good to proceed. It will be part of the agenda when ready. Will invite delegations for future meetings.

#25-23 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED**8.0 New Business**

New members will review the Park and Recreation Advisory Committee Handbook. Discussed the procedures of the Advisory Board such as budget items can be recommended to council by the Board, they can recommend ideas and initiatives as well.

9.0 Public Input Period**10.0 In Camera**

#25-24 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee go In Camera at 5:13pm.

CARRIED

#25-25 MOVED BY: L. Sygetuk

The Parks and Recreation Advisory Committee move out of In Camera at 5:17pm.

CARRIED

#25-26 MOVED BY: E. Johnston

That the Parks and Recreation Advisory Committee recommend to Council the appointment of Iradele Plante to the Parks and Recreation Advisory Committee.

CARRIED

11.0 Adjournment

#25-27 MOVED BY: L. Sygetuk

That the meeting be adjourned at 5:20pm. Next meeting scheduled for May 26 at 4:30pm.

CARRIED



Chairperson

Tracey Linderman

From: Trent Smith
Sent: Friday, May 2, 2025 2:51 PM
To: Jenice Smith
Cc: Tracey Linderman
Subject: RE: Celebration Walk - Star Creek Falls Loop

Great Job!

Randi is no longer on the board but I will have Tracey add it to the next Board meeting for discussion.

From: Jenice Smith [REDACTED]
Sent: Friday, May 2, 2025 1:00 PM
To: Patrick Thomas [REDACTED], Trent Smith [REDACTED]
Cc: Taylor Keba [REDACTED], Randi Lynn Rinaldi [REDACTED]
Subject: Celebration Walk - Star Creek Falls Loop

Hello Patrick and Trent,

CC: Taylor Keba (Env Coordinator), Randi Lynn Rinaldi (Parks and Rec Board)

Alberta Hiking Association is excited for the completion of the Star Creek Falls Loop. With over 630 volunteer hours donated by 79 volunteers, we see this volunteer achievement of improving this local trail as an accomplishment worth celebrating.

On Friday, May 30 at 10 a.m. we are hosting our Celebration Walk. We will meet at the Star Creek Falls Parking Area, have a ribbon cutting, then participants are invited to do a self-guided 2 km walk on the loop at their own pace, and finish the event with Tailgate Refreshments.

We would greatly appreciate it if members of Council, Administration, and the Parks and Recreation Board might be able to attend the event. We would like to give an opportunity for a representative of the Municipality or Council to say a couple words to the group. We value the support we have received from the Municipality and the Parks and Recreation Board for this project. In addition, we will have Government of Alberta Staff also present at the ribbon cutting to say a few words. Other recreation groups, trail volunteers, and media have been invited.

Would a representative from Council and Administration be able to attend and speak?

I have attached an event poster to this email for more information.

Thank you,

Jenice

Jenice Smith
Crowsnest Project Coordinator
Alberta Hiking Association - Contractor





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.d

Subject: Minutes of the Parks and Recreation Advisory Committee of May 26, 2025

Recommendation: That Council accept the minutes of the Parks and Recreation Advisory Committee of May 26, 2025 as information.

Executive Summary:

Minutes of Boards and Committees are submitted to Council for their information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Parks and Recreation Advisory Committee Minutes May 26 2025.pdf](#)



Parks & Recreation Advisory Committee Meeting Minutes

**Municipality of Crowsnest Pass
Monday, May 26, 2025 – 4:30 PM
MDM Community Centre**

Chairperson: Nicole Olivier

Secretary: Tracey Linderman

Present: Nicole Olivier – Chairperson
Abigayle Bruce – Vice Chairperson
Elliott Johnston – Member at Large
Corey Semeniuk – Member at Large
Vacant – Member at Large
Glen Girhiny – Council Representative
Lisa Sygutuk – Council Representative
Trent Smith – Manager of Community Services

Absent:

Call to Order

N. Olivier called the meeting to order at 4:32pm.

2.0 Adoption of Agenda

#25-28 MOVED BY: G. Girhiny

That the meeting agenda adopted with the addition of 6c. Star Creek Discussion.

CARRIED

3.0 Adoption of Minutes

#25-29 MOVED BY: L. Sygutuk

To approve the minutes dated April 28, 2025.

CARRIED

4.0 Correspondence

Star Creek Trail Walk - Invitation

5.0 Delegations**6.0 Business Arising out of Minutes****a. Trails Master Plan**

The council representation will have a progress update as to where the Master Plan for trails is at for our next meeting.

b. Group Planning

Defer and discuss at a later meeting.

c. Star Creek Discussion

An invitation has been sent on behalf of the Alberta Hiking Association to attend the completion of the local trail to Star Creek Falls on May 30. Two members will attend on the Committees behalf, a message will be sent to J. Smith to confirm.

#25-30 MOVED BY: A. Bruce

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED

In discussion the Board would like a copy of the Forestry and Municipal Boundaries for future reference.

7.0 Parks & Recreation Reports

The Recreation Manager report:

MDM Playground installation is schedule for June 16-19 8:30am-3:30pm, and members are encouraged to volunteer if they would like to be part of the project.

Discussed designing a community bulletin for advertising the event. A. Bruce will design the bulletin for advertising the event.

The boat ramp at the Crowsnest Lakes is damaged and needs repaired before it can be used. The area is closed off until permits, logistics can be approved and the ramp repaired. A specialist in boat ramps will attend the area and give his opinion if there is a better area to install the ramp to prevent movement and further damage.

A citizen has requested to have an area for community planters; he has contacted the Food Bank with no response. The request has been forward to management who will reply with further clarification and information regarding community planters.

Bear Smart bins are being supplied throughout the Municipality and the Ball fields are being monitored for vandalism regarding the outdoor washrooms and fencing.

The Southern Alberta Summer Games are in Taber AB this year and registration is open for several sporting events. Aqua Yoga is scheduled at the pool in July and August.

#25-31 MOVED BY: L. Sygutuk

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED

8.0 New Business

a. Alberta Forestry Community Hazardous Fuels Reduction Program

Kirk from the Alberta Forestry Community Hazardous Fuels Reduction Program will attend as a delegation for information how it will affect the Municipality, Parks, and green spaces in the area. The Chairperson will extend an invitation to attend our June meeting for information.

#25-32 MOVED BY: N. Olivier

- b. The Parks and Recreation Advisory Committee accepts the reports as information and invite Kirk from the Alberta Forestry Community Hazardous Fuels Reduction Program to our June 23 meeting.

CARRIED

9.0 Public Input Period

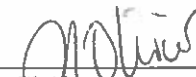
10.0 In Camera

11.0 Adjournment

#25-33 MOVED BY: L. Sygetuk

That the meeting be adjourned at 5:36pm. Next meeting scheduled for June 23 at 4:30pm.

CARRIED


Chairperson





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.e

Subject: Minutes of the Parks and Recreation Advisory Committee of June 23, 2025

Recommendation: That Council accept the minutes of the Parks and Recreation Advisory Committee of June 23, 2025 as information.

Executive Summary:

Minutes of Boards and Committees are submitted to Council for their information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

The Parks and Recreation Advisory Committee submits their minutes to Council for their information.

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Parks and Recreation Advisory Committee Minutes June 23 2025.pdf](#)



Parks & Recreation Advisory Committee Meeting Minutes

**Municipality of Crowsnest Pass
Monday, June 23, 2025 – 4:30 PM
MDM Community Centre**

Chairperson: Nicole Olivier

Secretary: Tracey Linderman

Present: Nicole Olivier – Chairperson
Elliott Johnston – Member at Large
Corey Semeniuk – Member at Large
Lisa Sygutek – Council Representative
Trent Smith – Manager of Community Services

Absent: Abigayle Bruce – Vice Chairperson, Iradelle Plante – Member at Large
Glen Girhiny – Council Representative

Call to Order

N. Olivier called the meeting to order at 4:37pm.

2.0 Adoption of Agenda

#25-34 MOVED BY: L. Sygetuk

That the meeting agenda adopted.

CARRIED

3.0 Adoption of Minutes

#25-35 MOVED BY: L. Sygetuk

To approve the minutes dated May 26, 2025.

CARRIED

4.0 Correspondence

Turtle Mountain Trail Access Survey is now available to fill out for input; survey has been shared to members for information.

5.0 Delegations

a) Pickle Ball - Joey Morado, Randall Whiteside

Discussed the opportunity for outdoor Pickleball courts in the community, we currently have an indoor program and two courts in Hillcrest on a cement pad. The game of pickleball is a fast-growing sport in our area. Players range from 16-80 years of age, and we have at least 130 players involved in our area that belong to a social group. The courts that are being used in the community are not great, and unsafe at times. The playing surface is cement and can be slippery at times. We have marked lines for two courts in Hillcrest and Coleman. The tennis courts in Blairmore would be a good surface to play on however it is assigned to Tennis.

The initiative was placed in the budget however did not get approved. The Advisory committee would like to recommend having Joey and Randall to present to council the need for the pickleball courts. Share information on stats and budget costs required to install outdoor courts in the community. Include it as an initiative in the next budget for discussion. The committee would also like the delegation to meet with other pickleball players that have information regarding outdoor courts for shared ideas.

#25-36 MOVED BY: N. Olivier

To accept as information and recommend as a budget initiative in September 2025.

CARRIED

b. Alberta Forestry Community Hazardous Fuels Reduction Program

Kirk Hawthorn was unable to attend as a delegation however invited the Chairperson to a stakeholder meeting to present information on July 2. The chairperson and one member of the Committee will attend on behalf of the PRAC and report on the meeting in September. The meeting is with Kirk Haworth and Cade Nixdorf who represent West Fraser and AB Forestry.

#25-37 MOVED BY: N. Olivier

To accept as information and recommend attending the stakeholder meeting July 2.

CARRIED

6.0 Business Arising out of Minutes

a. Trails Master Plan

The council representation has requested a follow up from management however there is no update currently. Councillor Sygutek will continue asking for information until the Master Plan is completed.

This item will remain on the agenda for updates.

#25-38 MOVED BY: N. Olivier

The Parks and Recreation Advisory Committee accepts as information.

CARRIED

b. Group Planning

Defer agenda item to November meeting.

#25-39 MOVED BY: C. Semeniuk

The Parks and Recreation Advisory Committee accepts as information.

CARRIED

c. Municipal Boundary Map

The municipal boundary map and GIS System link was sent to members for review. The red line on the map marks the Municipal fire protection area and the boundary of the Municipality. The GIS System is for the public use and a helpful tool to identify green spaces within the boundaries.

#25-40 MOVED BY: E. Johnston

CARRIED

d. Star Creek Ceremony

The report was unavailable and will be discussed at the September meeting.

7.0 Parks & Recreation Reports

The Recreation Manager report:

MDM Playground installation has taken place and waiting for gravel to be added before opening for public use.

The department has been very busy with greenspace maintenance, beautification of flowers, garbage can wraps, special events scheduled and now working on Canada Day preparations.

Southern Alberta Summer Games are being held July 2-5, and we have 43 athletes attending various sports.

#25-41 MOVED BY: N. Olivier

The Parks and Recreation Advisory Committee accepts the reports as information.

CARRIED

8.0 New Business

a. Handbook Updates

Discussed placing on the agenda to review and update the handbook on a regular basis. Would like to review one section per meeting with advanced notice before meeting to prepare the update.

#25-42 MOVED BY: N. Olivier

b. Alberta Parks and Recreation Conference

The Parks and Recreation Advisory Committee members can attend the conference October 23-25; we have a budget for two members. In discussion C. Olivier and C. Semeniuk will attend on behalf of the Committee.

CARRIED

9.0 Public Input Period

10.0 In Camera

11.0 Adjournment

#25-43 MOVED BY: L. Sygetuk

That the meeting be adjourned at 6:02pm. Next meeting scheduled for September 22 at 4:30pm.

CARRIED



Chairperson



Survey Link



TURTLE MOUNTAIN TRAIL ACCESS SURVEY

Have your say on parking, access, and trail conditions to better inform planning processes for future trail access and trail sustainability.



Enter to win 1 of 5 Spry \$25 Gift Cards

Questions?: Contact Jenice with
Alberta Hiking Association
at crowsnesthikingcoord@gmail.com



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.f

Subject: Minutes of the Family and Community Support Services Advisory Committee of June 23, 2025

Recommendation: That Council accept the Minutes of the Family and Community Support Services Advisory Committee of June 23, 2025, as information.

Executive Summary:

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

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

n/a

Analysis of Alternatives:

n/a

Financial Impacts:

n/a

Attachments:

[2025 06 23 FCSS MINUTES.pdf](#)

**Family and Community Support Services Advisory Committee Meeting Minutes****Municipality of Crowsnest Pass****Monday, June 23, 2025 – 6:30 PM****MDM Community Centre- Community Service Office**

Chairperson: M. Thomas**Secretary:** Kim Lewis

Present: Margaret Thomas – Vice Chairperson
Barb Kelly – Member at Large
Mirjam Thielen – Member at large
Dean Ward – Council Representative
Lisa Sygutek – Council Representative
Kim Lewis – FCSS Programmer
Trent Smith – Manager of Community Services

Absent: Cathy Painter – Chairperson
Leslie Jerry – Member at Large

1.0 Call to Order

M. Thomas called the meeting to order at 6:25pm.

2.0 Adoption of Agenda

#27 - 25 MOVED BY: D. WARD

That the meeting agenda be adopted as presented.

CARRIED

3.0 Adoption of Minutes

3a) Adoption of Family and Community Support Services of May 12, 2025

#28 - 25 MOVED BY: M. THIELEN

That the meeting minutes of May 12, 2025 be adopted as read.

CARRIED

4.0 Correspondence**5.0 Delegations****6.0 Business Arising out of Minutes****7.0 New Business****7a) Delegation and Grant Funding Schedule**

The Committee set the schedule for the fall for meeting with delegations from organizations that will be applying for 2026 FCSS Funding. Delegation meeting is set for Monday, September 15th at 4:30 . Regular FCSS meeting will be held on Monday September 22.

7b) 2025 Funded Programs Mid Year Report Review

All programs/organizations that have received 2025 FCSS funding have submitted their mid-year reports for review. Reports were reviewed.

#29 - 25 MOVED BY: M. THIELEN

The Family Community Support Service Advisory Committee accepts the Mid-Year reports from Kids Kollege, Brat Pack, The Crowsnest Pass Family Resource Centre and CNP40 as information.

CARRIED

8.0 Administration Reports**8a) FCSS Programmer Update**

- 2026 Funding Applications went out to the public June 2nd. Deadline for applications July 31.
- 2025/2026 Fall winter handbook call for submissions has gone out. Deadline for submissions is June 30.
- Seniors' week – great success.
- Spring BBQ – Really good turnout
- Pop up fun days will start in July
- Planning for 2025 events
 - Movies in the park – July 10 & August 14
 - Fall BBQ – September 4th
 - October Drive in Movie – October 16
 - Big Bounce Event – August 16
- Seniors on the Go Newsletter – June – working on summer edition.
- Assisting seniors' clubs.
- Crowsnest Cruisers Committee

- Meals on wheels -still looking for a permanent Thursday Driver
- Information & community referrals.

#30 - 25 MOVED BY: D. WARD

The Family Community Support Service Advisory Committee accepts the programmer report as information.

CARRIED

9.0 Committee Member Reports

N/A

10.0 In Camera

11.0 Adjournment

#31 - 25 MOVED BY: M. THOMAS

That the meeting be adjourned at 7:15pm.

CARRIED


Chairperson



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.g

Subject: Minutes of the Municipal Historic Resources Advisory Committee of August 25, 2025

Recommendation: That Council accept the Minutes of the Municipal Historic Resources Advisory Committee of August 25, 2025, as information.

Executive Summary:

Minutes of Internal Boards and Committees are provided to Council at the subsequent meeting for review and approval.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

n/a

Analysis of Alternatives:

n/a

Financial Impacts:

n/a

Attachments:

[2025 08 25_Municipal Historic Resources Advisory Committee Approved Minutes.pdf](#)



MINUTES - MUNICIPAL HISTORIC RESOURCES ADVISORY COMMITTEE

August 25, 2025, at 3:00 pm

Council Chambers, Coleman Municipal Office

<u>PRESENT:</u>	Board Member	Fred Bradley (Chair)
	Board Member	Glen Girhiny
	Board Member	Howard Vandenhoeft
	Board Member	Doreen Johnson
	Board Member	Bruce Nimmo
	Board Member	Dean Ward (for Vicki Kubik)
	Board Member	Myriah Sagrafena
	Municipal Representative	Johan van der Bank

APOLOGIES: Dawn Rigby, Bryce Andreasen, Vicki Kubik

NO APOLOGY: Vicki Kubik, Myriah Sagrafena

1. **CALL TO ORDER**

Fred Bradley called the meeting to order at 3:02 pm.

2. **ADOPTION OF AGENDA**

MOTION by Howard Vandenhoeft to adopt the agenda as presented.

CARRIED

3. **ADOPTION OF MINUTES**

MOTION by Glen Girhiny to adopt the minutes of July 21, 2025.

CARRIED

4. **CONSENT AGENDA**

N/A

5. **REQUESTS FOR DECISION**

Bruce Nimmo recused himself from the deliberations and voting on item 5.1 due to a pecuniary interest, but remained in the meeting to make a presentation regarding the item.

- 5.1 Proposed demolition and redevelopment: DP2025-104 - Oliva Block, 13201 20 Avenue, Blairmore.

MOTION by Glen Girhiny that the Advisory Committee has no concerns with the proposed demolition and redevelopment and offers the following comments:

- a) Since the exterior finishing (stucco or wood) is unknown at this time, the applicant should resubmit final design elevations for review to the Advisory Committee, and this should be added as a condition of development permit approval.



MINUTES - MUNICIPAL HISTORIC RESOURCES ADVISORY COMMITTEE

August 25, 2025, at 3:00 pm

Council Chambers, Coleman Municipal Office

- b) The Advisory Committee would appreciate it if the applicant would collaborate with Fred Bradley to coordinate the recording of photographs of the interior and exterior of the existing building before it is demolished.

CARRIED

- 5.2 Request for approval (no DP required) – 2725 - 223 Street – roller shutters.

MOTION by Howard Vandenhoeft that the Advisory Committee has no concerns with the proposed roller shutters over the windows.

CARRIED

6. ROUND TABLE DISCUSSION

- 6.1 Municipal Historic Plaques - update – Johan van der Bank gave the plaque for the Orpheum Theatre to Fred Bradley, who will discuss with the landowner an appropriate location for the plaque, and Fred will install it.
- 6.2 Historic District Guidelines Review – provincial Heritage Preservation Partnership Program grant approved (\$21,428); matching amount (\$21,428) from Municipal Council approved. There is also \$5,000 approved from the Municipal Council for public consultation on the heritage designation process. The sub-committee finalized the RFP and provided a list of architects that will receive the RFP.

Johan van der Bank will issue the RFP by August 27, 2025, with a deadline for September 17 or 18, 2025. Immediately after the deadline Johan will forward the proposals to the Advisory Committee members so that the proposals can be assessed at the September 22, 2025 meeting, and the successful architect appointed as soon as possible.

- 6.3 2026 Municipal Budget presentation:

- (a) Upon discussion on how to present the Advisory Committee's budget proposals to Council, and the use of the \$5,000 budget for public consultation on the heritage designation process, Dean Ward suggested that the Advisory Committee schedule a workshop / open house in November or January 2026 and invite all Municipal Councillors and the public. The purpose of the workshop would be to introduce the new Council to the activities of the Municipal Historic Resources Advisory Committee and describe to Council and the public the municipal historic designation program and advantages. Fred Bradley offered to coordinate a suitable date and weekday / weekend day with the City of Lacombe historic resources representative to describe how the City approaches its historic resources program. Fred will also coordinate with Fraser Shaw of Alberta Culture and Status of Women for his attendance to describe the provincial designation program and benefits. Bruce



MINUTES - MUNICIPAL HISTORIC RESOURCES ADVISORY COMMITTEE

August 25, 2025, at 3:00 pm

Council Chambers, Coleman Municipal Office

Nimmo could also present as a developer with experience in redeveloping buildings with an historic designation.

- (b) Johan van der Bank suggested that another budget topic may have to be additional funding for the Historic Guidelines Review Project (see 6.2 above). There will be more certainty on this aspect once the project proposals have been received.
- (c) The budget discussion should be brought back to the September meeting.
- (d) Another budget topic to be discussed at the September meeting is the restoration of the locomotive in Blairmore (a 1976 centennial project).

6.4 Community Updates:

- Fred and Howard provided an update on the Roxy Theatre redevelopment. The Pepsi advertising sign has been restored. The neon sign and façade are expected to be installed in October.
- Myriah mentioned that the visitor numbers for all programs at Frank Slide are up in 2025 (education, sleepovers, general visitors).
- Howard mentioned that the Bellevue Underground Moine also saw increased visitor numbers in 2025. The mine will again host the "Run in the Dark" event this year.

7. NEXT MEETING DATE

Monday September 22, 2025 at 3:00 pm in Council Chambers, Municipal Office (if required).

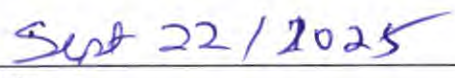
8. ADJOURNMENT

MOTION by Myriah Sagrafena to adjourn the meeting at 4:03 pm.

CARRIED

Approved by:


Fred Bradley, Chair


Date



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.h

Subject: Minutes of the Municipal Planning Commission of August 27, 2025

Recommendation: That Council accept the Minutes of the Municipal Planning Commission of August 27, 2025 as information.

Executive Summary:

Minutes from internal boards and committees are provided to Council at the subsequent meeting for Council's information.

Relevant Council Direction, Policy or Bylaws:

1041, 2020 Procedure Bylaw

Discussion:

n/a

Analysis of Alternatives:

n/a

Financial Impacts:

n/a

Attachments:

[MPC Minutes Signed.pdf](#)

PRESENT:	Dean Ward, Chair Sam Silverstone, Vice Chair Gaston Aubin, Member Dave Filipuzzi, Member Doreen Johnson, Member Gus Kollee, Member Glenn Smith, Member
ADMINISTRATIVE:	Johan Van Der Bank, Manager of Development & Trades Ryan Dyck, ORRSC Randi Lafreniere, Recording Secretary
ABSENT:	Katherine Mertz, Development Officer (No Apology)

1. **Call to Order**

The chair called the meeting to order at 2:00 pm.

2. **Agenda**

MOTION by Glenn Smith to accept the agenda as presented, and adding 10.2 October meeting.

CARRIED

3. **Minutes**

MOTION by Gaston Aubin to adopt the minutes of July 23, 2025, as presented.

CARRIED

MOTION by Gus Kollee to adopt the minutes of August 12, 2025, as presented.

CARRIED

4. **Consent Agenda**

MOTION by Doreen Johnson to accept for information the ORRSC – Periodical Summer 2025 – Trails issue.

CARRIED

5. Requests for Decision - Subdivision Applications

5.1 Subdivision 2025-0-107(Lot 8, Block 1, Plan 0210159 and part of NE 1/4 17-7-3-W5M)

MOTION by Gus Kollee to approve Subdivision Application 2025-0-107 with the resolution provided.

CARRIED

6. Requests for Decision – Development Permit Applications

6.1 DP2025-104 - 13201 20 Avenue, Blairmore (Lot(s) 1 & 2, Block 6, Plan 3319I)

For the Demolition of the rear portion of the existing building and for the proposed development within the remainder of the building for a “Mixed Use Building” including: 3 commercial units (similar to “Retail – Store, Small”) and 3 second floor dwelling units. (discretionary use)

MOTION by Dave Filipuzzi to approve DP2025-104 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

6.2 DP2025-116 – 8517 24 Avenue, Coleman (Lot 3, Block 25, Plan 6808CU)

For “Private Utility - Freestanding Solar Collector” (24.15m²) (discretionary use)

MOTION by Sam Silverstone to approve DP2025-116 with conditions as identified by Alternative A in the MPC request for decision package.

CARRIED

7. Land Use Bylaw Amendments

Johan van der Bank gave a brief update to the MPC members regarding upcoming area structure plan bylaws and redesignation bylaws in September and October.

8. Appeals

N/A

9. Round Table Discussion

N/A

10. In Camera

N/A

11. Next Meeting

Next meeting September 24, 2025, at 2:00 pm.

October meeting - Dean Ward presented the October MPC meeting be moved to October 15, 2025, instead of October 22, 2025, due to the upcoming council election.

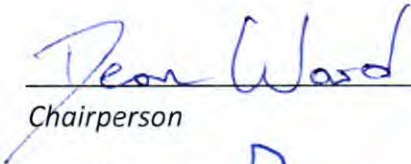
12. Adjourn

MOTION by Dave Filipuzzi to adjourn the meeting at 2:22 pm.

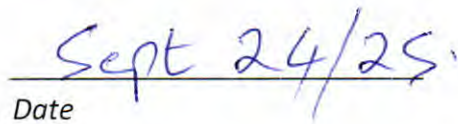
CARRIED

13. Signing of Minutes

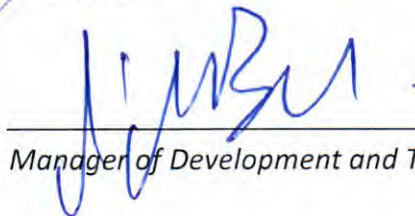
Approved By:



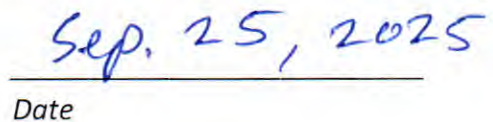
Chairperson



Date



Manager of Development and Trades



Date

2:18.



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.i

Subject: Minutes of the Family and Community Support Services Advisory Committee of September 15, 2025

Recommendation: That Council accept the Minutes of the Family and Community Support Services Advisory Committee of September 15, 2025, as information.

Executive Summary:

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

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 15 FCSS MINUTES.pdf](#)



Family and Community Support Services Advisory Committee Meeting Minutes

Municipality of Crowsnest Pass
Monday, September 15, 2025 – 4:30 PM
MDM Community Centre- Community Service Office

Chairperson: C. Painter

Secretary: Kim Lewis

Present: Cathy Painter – Chairperson
 Margaret Thomas – Vice Chairperson
 Barb Kelly – Member at Large
 Leslie Jerry – Member at Large
 Mirjam Thielen – Member at large
 Dean Ward – Council Representative
 Lisa Sygutek – Council Representative
 Kim Lewis – FCSS Programmer
 Trent Smith – Manager of Community Services

Absent:

1.0 Call to Order

C. Painter called the meeting to order at 4:34pm.

2.0 Adoption of Agenda

#32 - 25 MOVED BY: D. WARD

That the meeting agenda be adopted as amended.

CARRIED

3.0 Adoption of Minutes - NA

4.0 Correspondence

4A. Welcome

Welcome Leslie Jerry to the FCSS Board

5.0 Delegations

5a. Horace Allen School Early Learning Program

Kara Kulak, Simone Bond attended to speak on behalf of their FCSS Funding Application for the Horace Allen School Early Learning Program. They have requested \$30,000 for the program for 2026.

5b. Family Resource Centre

Margaret Byrne of the Family Resource Centre attended the meeting to speak on behalf of their FCSS Funding Application. The Family Resource centre has requested \$22,000 for the operation costs of the Family Resource Centre and \$8,000 towards their counselling program.

5c. CNP40

Steph Olsen and Katherine Mertz attended the FCSS Meeting to speak on behalf of CNP40s application for funding. CNP40 has requested \$30,000 in FCSS Funding for 2026

5d. Stay & Play

Kimberly Thesbiens attended the FCSS Funding meeting to speak on behalf of the Stay and Play application for funding. Stay and Play (formerly Indoor Playground) has requested \$3,500 in funding for 2026.

5e. BRAT Pack

Deb Whitten and Nicole Stafford attended the FCSS Funding meeting to speak on behalf of the Application for 2026 FCSS Funding for the BRAT Pack program.

5f. Kids Kollege

Amanda Ohara and Kristy Oslund attended the FCSS Funding Meeting to speak on behalf of the Kids Kollege application for 2026 FCSS Funding

6.0 Business Arising out of Minutes- NA

7.0 New Business - NA

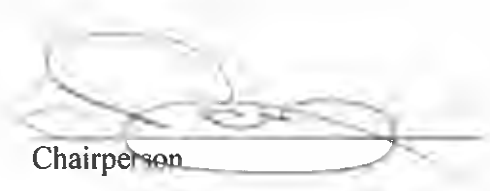
8.0 Administration Reports - NA

9.0 Committee Member Reports - NA**10.0 In Camera****10a. Finances**

M. Thomas excused herself for the remainder of the meeting expressing conflict of interest.

#33 – 25**MOVED BY D. WARD****To go in camera at 7:11pm****CARRIED****#34 – 25****MOVED BY M. THIELEN****To come out of camera at 7:36pm****CARRIED****11.0 Adjournment****#35 - 25****MOVED BY:****L. SYGUTEK**

That the meeting be adjourned at 7:42pm.

CARRIED
Chairperson



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.j

Subject: Library Board Financial Reviewer - Metrix Group LLP

Recommendation: That Council approve Metrix Group LLP as the library boards financial reviewer.

Executive Summary:

The Crowsnest Pass Library has requested that Council make a motion to approve Metrix Group LLP as the new financial reviewer for the Library Board, as per the Libraries Act.

It is suggested that Council not include the years in the motion to prevent having to do it annually. If the motion is open ended by not specifying the date it will only need to be done if there is a change in the financial reviewer.

Relevant Council Direction, Policy or Bylaws:

Libraries Act.

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 3.k

Subject: Letter to Mayor and Council from Brett Romanow

Recommendation: That Council accept the letter from Brett Romanow, as information.

Executive Summary:

A Letter to Mayor and Council from Brett Romanow regarding having implemented "Quiet Zones" that reduce or eliminate train horn use at night.

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 19 -Letter to Mayor and Council - Brett Romanow.docx](#)

Name: Brett Romanow

Email: [REDACTED]

Message: Dear Council and Executive Office Members,

As a full-time resident of Blairmore, I want to express how much I appreciate living in this community. Recently, I've learned that other Alberta towns with train lines, such as Canmore and Banff, have implemented "quiet zones" that reduce or eliminate train horn use at night.

While I understand that the rail line is an important part of our community, the frequent horn blasts during overnight hours are disruptive. I wonder if these signals are truly necessary for operations today, or if they remain in place simply due to longstanding policy.

Quality sleep is essential for health and well-being, and as Blairmore continues to grow, I believe it may be time to review whether nighttime train horn use should be modernized. A quiet zone would allow us to preserve both the role of the railway and the quality of life for residents.

Thank you for your consideration.

Sincerely,

Brett

"Residents campaign to stop trains blasting horns in Banff"

Rocky Mountain Outlook, Feb 3, 2021

<https://www.rmoutlook.com/banff/residents-campaign-to-stop-trains-blasting-horns-in-banff-3311921>

"Proposal to stop train horns in Banff gaining steam", Rocky Mountain Outlook, March 29, 2021

<https://www.rmoutlook.com/banff/proposal-to-stop-train-horns-in-banff-gaining-steam-3576150>

"Banff resident calls for council to stop trains sounding their horns within the townsite", CBC News, Feb 8, 2021

<https://www.cbc.ca/news/canada/calgary/petition-banff-town-council-stop-trains-sounding-horns-within-townsites-1.5906153>

Crowsnest Pass



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 4.a

Subject: Minutes of the Special Budget Meeting of of August 21, 2025

Recommendation: That Council adopt the Minutes of the Special Budget Meeting of August 21, 2025 as presented.

Executive Summary:

Minutes of the previous Special Budget 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 08 21 Council Meeting Agenda - Minutes.pdf](#)



Municipality of Crowsnest Pass

AGENDA

SPECIAL BUDGET MEETING

Council Chambers at the Municipal Office
8502 - 19 Avenue, Crowsnest Pass, Alberta
Thursday, August 21, 2025 at 1:00 pm

Budget Packages can be viewed at:

<https://www.crowsnestpass.com/municipalgovernment/council/meeting-packages-minutes>

Council Present:

Mayor Blair Painter

Councillors: Dave Filipuzzi, Doreen Glavin, Glen Girhiny, Lisa Sygutek, Dean Ward

Council Absent:

Vicki Kubik

Administration Present:

Patrick Thomas, Chief Administrative Officer

Brian McCulloch, Director of Finance

Jeremy Wickson, Director of Development, Engineering and Operations

Sally Turner, Manager of Finance – Recording Secretary

Trent Smith, Manager of Community Services

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

B01-2025-08-21: *Councillor Ward moved to adopt the agenda as presented. Carried.*

3. 2026 COUNCIL INITIATIVES

Administration presented the 2026 Council budget initiatives as submitted for discussion to determine if administration should consider them as part of the 2026 budget.

CI1-2026 Potholes

- Council advised administration that they would like to move forward with this initiative.

CI2-2026 Reuse Rendezvous

- Council advised administration that they would like to move forward with this initiative.

CI3-2026 Transportation Assistance

- Administration advised for the group to apply for a Category 1 or 2 grant.
- Council advised administration that they would like to cancel this initiative.

CI4-2026 Fruit Tree Removal Incentive Program

- Administration advised that BearSmart currently offers this program.
- Council advised administration that they would like to cancel this initiative.

CI5-2026 Skateboard Park

- Council advised administration that they would like to move forward with this initiative.

CI6-2026 Gazebo Park & Skateboard Park

- Council advised administration that they would like to move forward with this initiative.

CI7-2026 Broadcasting Council Meeting & Public Hearings

- Council advised administration that they would like to move forward with this initiative.

CI8-2026 Bear Bins

- Council advised administration that they would like to defer this initiative.

2025 & PRIOR COUNCIL INITIATIVES FOR CONSIDERATION**CI1-2025 Community Electronic Sign**

- Council advised administration that they would like to move forward with this initiative.

B02-2025-08-21: *Councillor Sygutek moved to take a short break at 2:05 pm. Carried.*

Reconvene

Mayor Painter reconvened the meeting at 2:14 pm.

CI2-2025 Paving 22 Ave Blairmore

- Council advised administration that they would like to move forward with this initiative.

CI9-2025 Potholes/Curbs/Sidewalks

- Administration recommended removing this initiative since it is addressed in CI1-2026.
- Council advised administration they would like to cancel this initiative.

CI9-2023 Multi-Use Facility

- Council advised administration that they would like to defer this initiative.

CI13-2023 Walking Path Between Bellevue & Frank

- Council advised administration that they would like to defer this initiative.

2025 & PRIOR DEPARTMENT INITIATIVES FOR CONSIDERATION

I38-2024 Fire Fighting Training Structure

- Council advised administration that they would like to move forward with this initiative.

I52-2023 Transportation Master Plan

- Council advised administration that they would like to move forward with this initiative.

I53-2023 Facility Master Plan

- Council advised administration that they would like to defer this initiative.

I2-2022 NIT Play Structure

- Council advised administration that they would like to move forward with this initiative.

4. ADJOURNMENT

B02-2025-08-21: *Councillor Filipuzzi moved to adjourn the meeting at 2:53 pm. Carried.*

Next Budget Deliberation Meeting October 16, 2025 at 9:00 am – Municipal Office - Council Chambers

- Council Committee and Board Budget Presentations
- Category 1 & 2 Grants
- Department Initiatives

Blair Painter
Mayor

Date: _____

Patrick Thomas
Chief Administrative Officer

Date: _____



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 4.b

Subject: Minutes of the Council Meeting of September 16, 2025

Recommendation: That Council adopt the Minutes of the Council Meeting of September 16, 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 16- Council Meeting Minutes.docx](#)

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, September 16, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, September 16, 2025.

Council Present:

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

Council Absent: Vicki Kubik

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 1:00 pm.

ADOPTION OF AGENDA

Additions:

10.d 3.a Letter to Mayor and Council from Ron Hungar – Councillor Filipuzzi

01-2025-09-16: Councillor Ward moved to adopt the agenda as amended.
Carried

CONSENT AGENDA

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

That Council accept the letter from Beirsto & Associates Engineering & Survey, Regarding Byron Hills Ranch Logging Operations, as information.

02-2025-09-16: Councillor Girhiny moved that Council approve the Consent Agenda items as amended.
Carried

ADOPTION OF MINUTES

03-2025-09-16: Councillor Glavin moved to adopt the Minutes of the Council Meeting of September 9, 2025, as presented.
Carried

PUBLIC HEARINGS

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

Mayor Painter declared the Public Hearing opened at 1:03 pm for Bylaw No. 1233, 2025.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 6 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1233, 2025.

Shelly Berlin – Opposed
Darren Berlin – Opposed
Brad Elenko – In favour
Geoff Legge – Opposed
Jim Kerr – Opposed
Terry Ostrom – Opposed
Ben Campbell – In Favour
Josh Campbell – In Favour
Kai Eckardt – Opposed
Diane Friel Toppin – Opposed
Hilary Mozeski – In Favour
Ryan Legroulx – In Favour

Mayor Painter declared the public hearing closed at 2:09 pm.

Recess

Mayor Painter called for a short recess at 2:10 pm

Reconvene

Mayor Painter reconvened the meeting at 2:20 pm

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)

Mayor Painter declared the Public Hearing opened at 2:21 pm for Bylaw No. 1234, 2025.

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were 6 written submissions received prior to the due date.

Mayor Painter called for members of the public to speak in favor or opposition to Bylaw 1234, 2025.

Shelly Berlin – Opposed
Morgan Brady – In Favour
Geoff Legge – Opposed
Brad Elenko – In Favour
Kai Eckardt – Opposed
Josh Campbell – In Favour
Darren Berlin – Opposed
Jim Kerr – Opposed

Mayor Painter declared the public hearing closed at 2:43 pm.

DELEGATIONS

Jackie Seely, Municipal Relations, Southern Alberta, STARS – Annual STARS Update

Jackie Seely, Donor Relations and Development Officer for STARS were in attendance to present an annual update to Council with statistics for STARS over the past year. Jackie Seely presented the Municipality with a plaque to thank the Municipality for their annual donations over the years, Beginning in 1993 and continuing to work toward a Regional Leader.

REQUESTS FOR DECISION

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

04-2025-09-16: Councillor Ward moved second reading of Bylaw 1233, 2025.
Carried

05-2025-09-16: Councillor Sygutek moved third and final reading of Bylaw 1233, 2025.
Carried

Bylaw 1234, 2025 - Land Use Bylaw Amendment - redesignate the NW¼ 15-8-5-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1" and "Recreation and Open Space RO-1" pursuant to the Tecumseh Area Structure Plan (Bylaw 1233, 2025)

06-2025-09-16: Councillor Filipuzzi moved second reading of Bylaw 1234, 2025.
Carried

07-2025-09-16: Councillor Sygutek moved third and final reading of Bylaw 1234, 2025.
Carried

Recess

Mayor Painter called for a short recess at 3:32 pm

Reconvene

Mayor Painter reconvened the meeting at 3:47 pm

Service Areas Report

08-2025-09-16: Councillor Ward moved that Council accept the Service Areas Report, as information.
Carried

Audit Services Contract Award Approval

09-2025-09-16: Councillor Filipuzzi moved that Council approve Metrix Group LLP as the municipality's auditor for the next 5 years, per the request for proposal.
Carried

COUNCIL MEMBER REPORTS

Councillor Ward attended the opening of Dairy Queen.

- Dairy Queen is the first business to open in the Crowsnest Commons.
 - A lifelong resident of the Crowsnest Pass who is 90 years old was honored to cut the ribbon for the Dairy Queen opening.
 - Huge shout out to the owner of Dairy Queen, Parv Shah, for making this residents day!

Councillor Sygutek attended the Candidates Information Session on September 11th and gave a shout out to Deputy CAO, Kristin Colucci and Returning Officer, Barb Kelly, on a wonderful presentation.

Council – Tuesday, September 16, 2025

- Councillor Sygutek gave a shout out to Administration and thanked them for all their hard work throughout the years.
- Huge shout out to CAO, Patrick Thomas and Deputy CAO, Kristin Colucci and all their staff members for their hard work and dedication to this Municipality.

Councillor Girhiny attended the Candidates Information Session.

- Loved seeing all of the young faces who attended the information session.
- Gave a shout out to Administration for all their hard work.

Councillor Glavin expressed her gratitude to Administration and how she has enjoyed working alongside everyone in the Municipality during her 12 years on Council.

Councillor Filipuzzi thanked all Municipal staff for all their hard work and expressed how much of a pleasure it has been to work with each person who is employed by the Municipality of the Crowsnest Pass.

- Has loved serving the community over the last 12 years.

Recess

Mayor Painter called for a short recess at 4:38 pm

Reconvene

Mayor Painter reconvened the meeting at 4:45 pm

PUBLIC INPUT PERIOD

Dylan Roberts – Access to the vision statement and Municipal Development Plan

Bailey Lapp from Beairsto & Associates Engineering & Survey – Thanked Council for reading her letter regarding Byron Hills Ranch Logging Operations.

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

10.a Foreign Workers Program – Councillor Sygutek

- 10-2025-09-16:** Councillor Girhiny moved that Council accept the Foreign Workers Program, as information.
Carried

10.b Skateboard Park Construction – Councillor Sygutek

- 11-2025-09-16:** Councillor Sygutek moved that Council take up to \$600,000 out of the new recreation facility reserves and put it towards completing the skateboard park.
Carried

10.c Health Advisory Committee Update – Councillor Sygutek

12-2025-09-16: Councillor Sygutek moved that Council accept the Health Advisory Committee Update, as information.
Carried

10. d 3.a Letter to Mayor and Council from Ron Hungar- Councillor Filipuzzi

13-2025-09-16: Councillor Filipuzzi moved that this item be added to the 2026 in the Budget submissions.
Carried

IN CAMERA

14-2025-09-16: Councillor Sygutek 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 4:58 pm:

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

Reconvene

Mayor Painter convened the In Camera meeting at 5:01 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

15-2025-09-16: Councillor Sygutek moved that Council come out of In Camera at 5:28 pm.
Carried

16-2025-09-16: Councillor Sygutek moved that Council accept the offer to purchase Lots 11-18, Block 32, Plan 5150S, subject to the following conditions:

1. That the purchase price is \$324,300.
2. That the applicant is responsible for all costs associated with engineering, servicing, and legal requirements, including the legal costs of the Municipality, in respect of this land transaction.
3. That development of at least one Single-Detached Dwelling on one of the eight properties is commenced by December 31, 2027, failing which the Municipality retains the right of first refusal to purchase all eight properties back at 50% of the selling price.
4. That this transaction is completed by June 30, 2026.

Carried

ADJOURNMENT

17-2025-09-09: Councillor Filipuzzi moved to adjourn the meeting at 5:29 pm.

Carried

Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.a

Subject: Bylaw 1218, 2025 - Land Use Bylaw Amendment - Redesignate Lot 15, Block 30, Plan 6808CU from "Residential R-1" to "Medium Density Residential R-2A" - Public Hearing

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

Executive Summary:

Bylaw 1218, 2025 proposes the redesignation of the subject property for the purpose of correcting what appears to be an illegal use. The Multi-Unit Residential Building (Fourplex) established in 1972 appears to be an illegal use in the Residential R-1 land use district, where Multi-Unit Residential Building is not allowed. Redesignating the subject property to the R-2A district where "Multi-Unit Residential Building not exceeding two storeys" is a permitted use in the current land use bylaw, will resolve the issue.

Bylaw 1218, 2025 was given first reading on September 9, 2025 and a public hearing was scheduled.

Relevant Council Direction, Policy or Bylaws:

Section 692, Planning Bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)
Land Use Bylaw No. 1165, 2023

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1218, 2025 public notice.pdf](#)

NOTICE OF PUBLIC HEARING

MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1218, 2025

7:00PM , October 7th , 2025
Municipality of Crowsnest Pass Council Chambers

PURSUANT to sections 216.4, 606, and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Municipality of Crowsnest Pass in the Province of Alberta hereby gives notice of its intention to consider proposed Bylaw No. 1218, 2025, being a bylaw to amend Bylaw No. 1165, 2023, being the municipal land use bylaw.



The purpose of Bylaw No. 1218, 2025 is to redesignate the lands legally described as Lot 15, Block 30, Plan 6808CU, containing ± 0.044 ha (0.109 acres), as shown on Schedule 'A', from "Residential - R-1" to "Medium Density Residential - R-2A". The subject lands are located in Coleman and are municipally known as 8636 19th Avenue.

The purpose of the proposed amendment is to provide for the opportunity to use and develop the lands in accordance with the provisions of the "Medium Density Residential - R-2A" land use district.

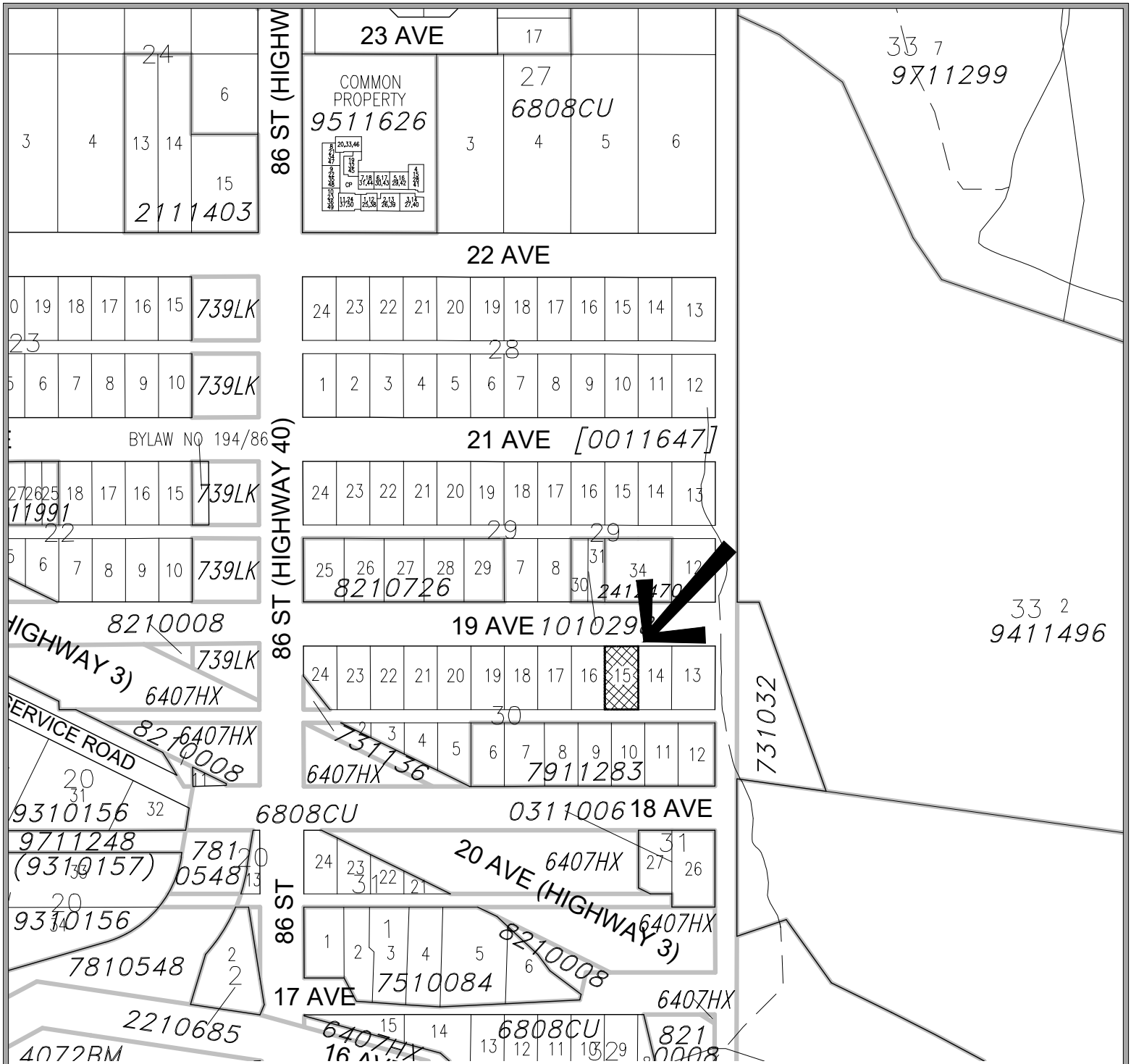
THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1218, 2025, will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00PM on October 7th , 2025. Each person shall be allotted 5 minutes to present their position.

AND FURTHER TAKE NOTICE that anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw should email: Laken Mckee, Executive Assistant to the CAO at Laken.Mckee@crowsnestpass.com with the bylaw number and public hearing date clearly marked in the subject line no later than 12:00pm on September 29th , 2025. Verbal presentations (limited to 5 minutes) will be accepted the public hearing.

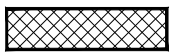
For questions regarding the proposed Bylaw Amendment please contact the Development Officer by calling 403-562-8833 or emailing development@crowsnestpass.com.

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

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RESIDENTIAL – R-1

TO: MEDIUM DENSITY RESIDENTIAL – R-2A

LOT 15, BLOCK 30, PLAN 6808CU

WITHIN NW 1/4 SEC 9, TWP 8, RGE 4, W 5 M

MUNICIPALITY: CROWSNEST PASS (COLEMAN)

DATE: APRIL 30, 2025

Bylaw #: 1218, 2025

Date: _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200



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"





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.b

Subject: Bylaw 1239, 2025 - Land Use Bylaw 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" - Public Hearing

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

Executive Summary:

Bylaw 1239, 2025 proposes the redesignation of a closed portion of road, legally described as all that portion of 133 Street shown as Area 'A' on Plan _____, containing ± 0.125 ha (0.31 acres). Bylaw 1220, 2025 to close the said road portion was signed by the Minister of Alberta Transportation and Economic Corridors and given third reading by Council. The plan registration and the new certificate of title for the closed road portion will now be registered and issued by the Land Titles Office. The purpose of the redesignation is to provide the prospective landowner, who is in the process of acquiring the land from the Municipality, the opportunity to make a development permit application for the development of a Single Detached Dwelling, which is a permitted use in the R-1 district.

Bylaw 1239, 2025 was given first reading on September 9, 2025 and a public hearing was scheduled.

Relevant Council Direction, Policy or Bylaws:

Section 692, Planning Bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)
Land Use Bylaw No. 1165-2023

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[Bylaw 1239, 2025 - public notice.docx](#)

NOTICE OF PUBLIC HEARING

MUNICIPALITY OF CROWSNEST PASS

IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1239, 2025

7:00 PM, October 7th, 2025

Municipality of Crowsnest Pass Council Chambers

PURSUANT to sections 216.4, 606, and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Municipality of Crowsnest Pass in the Province of Alberta hereby gives notice of its intention to consider proposed Bylaw No. 1239, 2025, being a bylaw to amend Bylaw No. 1165, 2023, being the municipal land use bylaw.



The purpose of Bylaw 1239, 2025 is to redesignate the lands legally described as a closed portion of 133rd Street shown as Area 'A' on Plan _____, containing ± 0.125 ha (0.31 acres), from no zoning (closed road) to "Residential - R-1".

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1239, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00 PM on October 07, 2025. Persons wishing to speak to the bylaw shall be allotted 5 minutes to present their position.

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

marked in the subject line no later than 12:00pm on September 29, 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.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.c

Subject: Bylaw 1240, 2025 - Bear Valley Area Structure Plan - Public Hearing

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

Executive Summary:

Bylaw 1240, 2025 proposes the adoption of the Bear Valley Area Structure Plan to establish a framework for redesignation and future subdivision for the NE-8-7-3-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 1240, 2025 public notice \(and Bylaw 1241, 2025\).docx](#)

[2025 -09 Bear Valley GRC devel. Bylaw 1240 and 1241, 2025- Crowsnest Conservation Society.pdf](#)

[Letter of Support - Ritzmann.pdf](#)

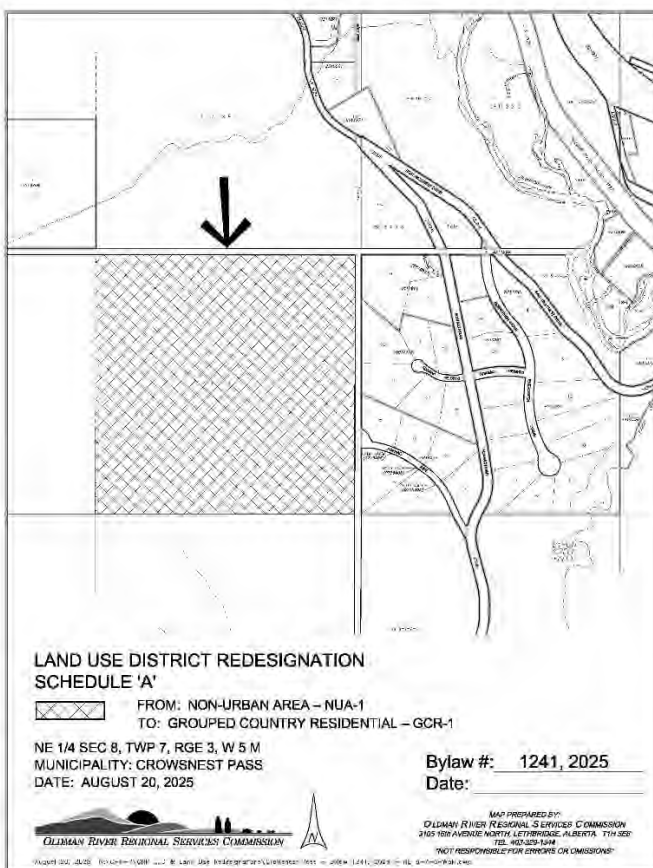
[Letter of Support - Ellis.pdf](#)

[2025-10-07_Bear Valley ASP Public Hearing Presentation_Bylaw 1240, 2025.pptx](#)

[Bear Valley ASP Council Presentation_Sentry_Land_v2.pptx](#)

NOTICE OF PUBLIC HEARING
MUNICIPALITY OF CROWSNEST PASS
IN THE PROVINCE OF ALBERTA
PROPOSED BYLAW NO. 1240, 2025 and BYLAW NO. 1241, 2025
7:00PM, October 07, 2025
Municipality of Crowsnest Pass Council Chambers

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. 1240, 2025 being a new area structure plan, and Bylaw No. 1241, 2025 an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1240, 2025 is to adopt a new area structure plan for the NE-8-7-3-W5M, containing ± 64.7 ha (160 acres), to provide a framework for redesignation, future subdivision, and development.

The purpose of Bylaw 1241, 2025 is to redesignate the lands legally described as the NE-8-7-3-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential GCR-1" [± 64.7 ha (160 acres)], to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the district.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw 1240, 2025 and Bylaw No. 1241, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00PM on October 07, 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 with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September 29, 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 bylaws 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.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.



[REDACTED]
Crowsnest Pass, AB
September 27, 2025

Mayor and Councillors,
Box 600,
Crowsnest Pass, AB TOK 0E0

Dear Mayor Painter and Councillors,

Re: Proposed Bylaws No. 1240, 2025 and No. 1241, 2025: Land Use Bylaw Amendments

The Crowsnest Conservation Society (CCS) 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>)

We have several concerns about Proposed Bylaws 1240, 2025 and 1241, 2025. They include:

- Proposed Zoning and Housing Type not needed or desirable
- Reduction of Wildlife Corridors
- Limited Access and Egress
- Access to Potable Water
- Septic Fields and Stormwater drainage in the area

1. Proposed Zoning and Housing Type not needed or desirable

- a. The creation of an additional Grouped Country Residential (GCR) 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 that emphasizes the need for increased densification of the Municipality (2000).

2. Reduction of Wildlife Corridors

The CCS 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 near the municipally-defined East Linkage Zone wildlife linkage corridor (MDP, P.15). Evidence collected by the above organizations confirm that the East Wildlife Linkage Zone is important for the movement of large wildlife. Privately owned land nearby has recently had extensive logging that will also affect movement of wildlife.
- c. The designation of these 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.

“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. The preference of the Municipality to accept funds in lieu of 10% Municipal Reserve land is short-sighted.

The Crowsnest Conservation Society believes that money collected will just be spent. Lands that are set aside in the planning stage of a development have a much higher chance of never being developed, which is the best option for wildlife. The proponents have indicated in conversations with us that they are willing to create a strip of Municipal Reserve that could extend across the two quarter sections that Sentry Six owns, creating a larger and much more viable wildlife corridor through the developed area.

3. Limited Access and Egress

The proposed Area Structure Plan shows Adanac Rise as the single access and egress road to the area, to include between 40 and 49 different lots after subdivision.

We are very concerned about future risk to these residents. If there were to be a need for evacuation of the area at the same time as fire trucks require access to fight a wildfire, both residents and workers would be at risk.

4. Access to Potable Water

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 CCS recognizes that the findings of the Phase 1 Groundwater Supply Assessment imply that each lot should have access to the expected amount of water needed annually for average households.

We are concerned, however, that even with a requirement for a Phase Two Groundwater Supply Assessment prior to Subdivision Approval, there is no mention of what will happen if the Phase Two Assessment shows that there is less water access than expected.

5. Septic Fields and Stormwater Drainage 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, meeting provincial expectations. It is also stated that septic fields must stay within lot boundaries, that also contain the well for that property.

We are concerned that the addition of more septic fields to the existing ones in the area have an increased risk of contaminating wells, aquifers, and natural water courses near the headwaters of the South Saskatchewan River. Because the whole property has significant elevation differences, we are also concerned that consideration be given to the impact of heavy rainfall events.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. If Council decides to approve this application in spite of the issues raised above, we urge you to accept a 10% Municipal Reserve allocation in land set aside rather than a cash payment from the developer to encourage the movement of wildlife through the area.

Sincerely,

Brenda Davison, President, on behalf of the
Board of Directors

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

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.

SentrySix Land Corporation (2025). *Bear Valley Area Structure Plan*.

Standards of Development, Municipality of Crowsnest Pass Land Use Bylaw No. 868-2013, consolidated to Bylaw No. 1157-2023.1 (LUB).

**Letter of Support Re: Proposed Bear Valley ASP & Land Use Bylaw Amendment
Municipality of Crowsnest Pass, Alberta**

September 25, 2025

**Municipality of Crowsnest Pass
PO Box 600
Blairmore, AB T0K 0E0**

Attention: Mayor and Members of Council

Dear Sirs and Madams:

Re: Proposed Bylaw No. 1240, 2025 and Bylaw No. 1241, 2025 (Bear Valley Area Structure Plan)

Please accept this **Letter of Support** for the above noted proposed Bylaws pertaining to the Bear Valley Area Structure Plan.

My family & I previously owned the acreage at 2553 Tecumseh Road, Coleman, AB which we unfortunately had to sell to pursue a work opportunity earlier this year in July 2025.

We wish to move back to the area and would like to purchase an acreage for my family within this mountainous community once again in the near future. There is currently a very low number of acreages available in the Crowsnest Pass, and the ones that do come available sell extremely quickly. I'm concerned the rising demand of acreage homes currently outweighs the supply, which in turn is steadily increasing prices in the area affecting not only rural properties but urban housing prices as well. To make this area affordable for its current citizens and our children's generation, council needs to support development and growth within the Crowsnest Pass.

It was a pleasure bringing my children to participate in many of the community events throughout the year and supporting local businesses. We created many memories with our family on our acreage and surrounding area and I hope to have the opportunity to move back to the community and raise my children here.

If you have any questions regarding this, feel free to contact me at [REDACTED] or [REDACTED]

Sincerely,



Kevin Ritzmann

Kate and Andrew Ellis

September 29, 2025

Mayor and Members of Council
Municipality of Crowsnest Pass
PO Box 600
Blairmore, AB T0K 0E0

Dear Sirs and Madams:

Re: Proposed Bylaw No. 1240, 2025 and Bylaw No. 1241, 2025 (Bear Valley Area Structure Plan)

Please accept this letter of support for the proposed bylaws pertaining to the Bear Valley Area Structure Plan.

My husband, daughter, and I have been spending approximately two weekends a month in the Crowsnest Pass for the past five or six years. We absolutely love the area — visiting family and friends and enjoying the many outdoor activities available. Over the years, we have tried, without success, to purchase a property in the Pass, but have not yet found the right one for our family.

In our search, we have noticed how few acreage properties are available in the Crowsnest Pass. We are keen to acquire a property that can remain in our family for years to come, but at present any acreage that becomes available seems to sell before we even have a chance to view it. The limited supply across all property types is also contributing to higher prices for current residents. In my opinion, Council should support development and growth within the Crowsnest Pass to benefit existing residents and to realize the area's potential.

We will continue to spend time in the CNP with family and friends for years to come, and we hope that in the near future we will also be able to call it our home.

Sincerely,



Kate Ellis



Andrew Ellis

Bear Valley ASP Public Hearing Presentation

October 7, 2025

Tristan Scholten, MPlan,
Jill Hofer, RPP, MCIP



Today's Presentation

- Introduction
- Site Context
- Municipal Policy Alignment
- Internal Circulation
- Engagement Process



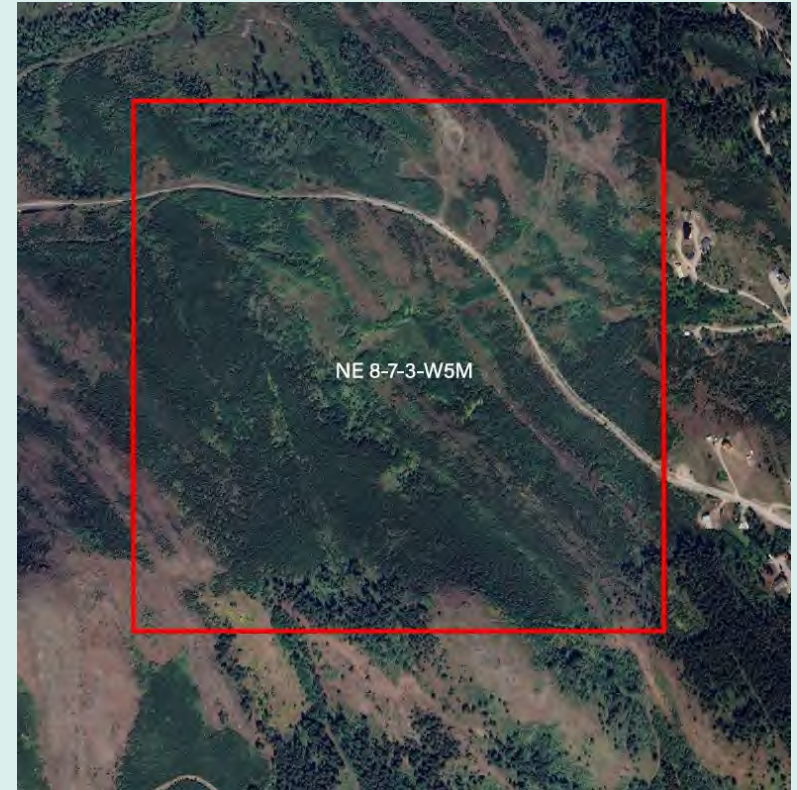
Introduction

- South of Hwy 3
- Site Area (1/4 Section)
- Existing: NUA-1, currently undeveloped
- Purpose: Grouped County Residential



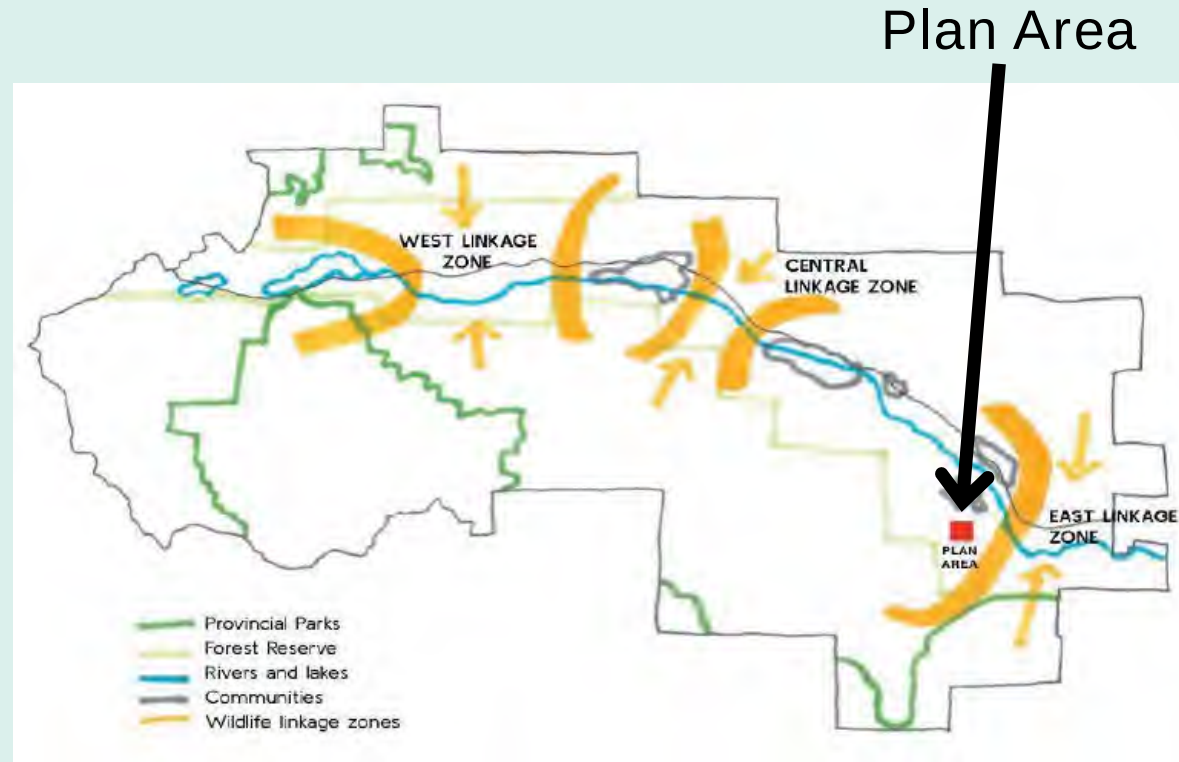
Site Context

- Access: Adanac Rise road
- Adjacent Land: Existing grouped country residential to the east, undeveloped to the north, west, and south

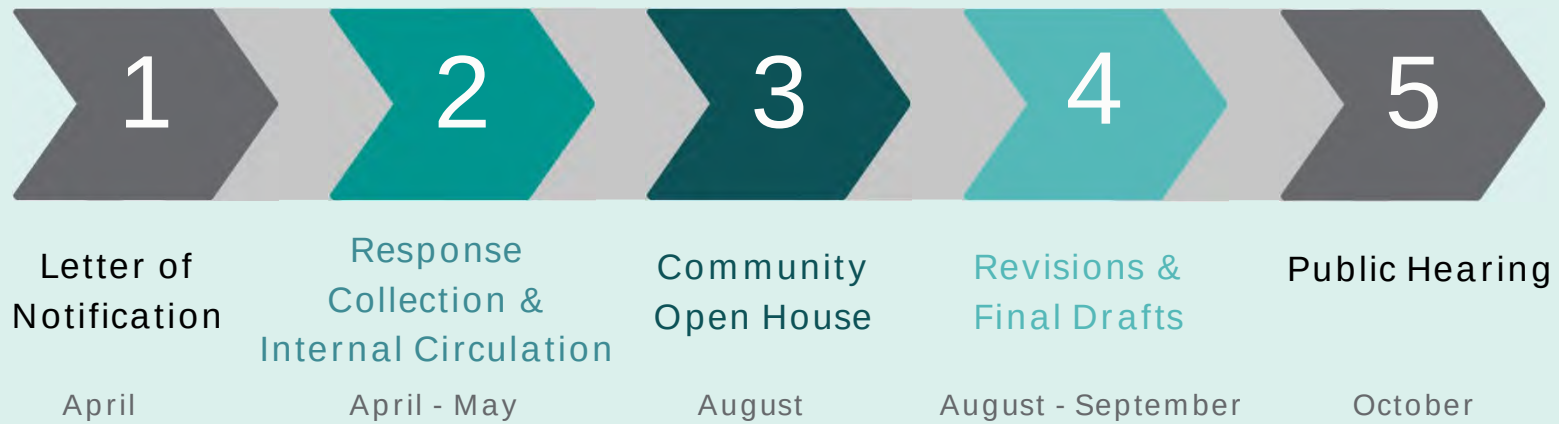


Municipal Policy Alignment

- Plan Area outside of Urban Growth Node
- Aligns with all relevant MDP policy



Engagement Process



Internal Circulation



Engagement Process

Letter of Notification

- Sent: April 9, 2025
- Comments due: April 30, 2025
- 5 responses received
 - Includes TELUS and AHS



Open House

- Notice sent to parties who had registered intent to participate in response to Letter of Notification
- Held: Aug. 11, 2025
- 13 participants



What We Heard

- Concerns about water supply and capacity for new wells
- Concerns about impacts to Adanac Rise road
- Concerns about preserving wildlife habitat protection
- Concerns about visual impact



Thank You!

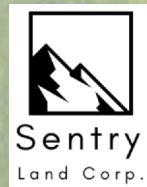
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Bear Valley ASP Public Hearing Slides

October 7, 2025

Sentry Land



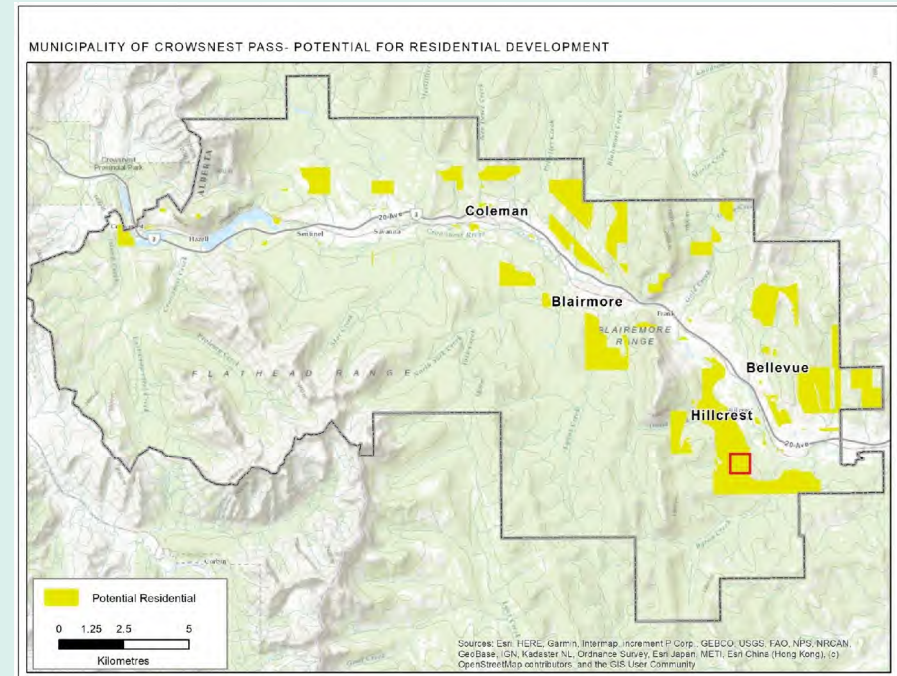
Introduction

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- Shows land in the Crowsnest Pass evaluated for suitability for development
- Many factors considered including ecological, cultural, and conflict with other land uses
- Document was developed with a consultation and engagement process with municipal stakeholders



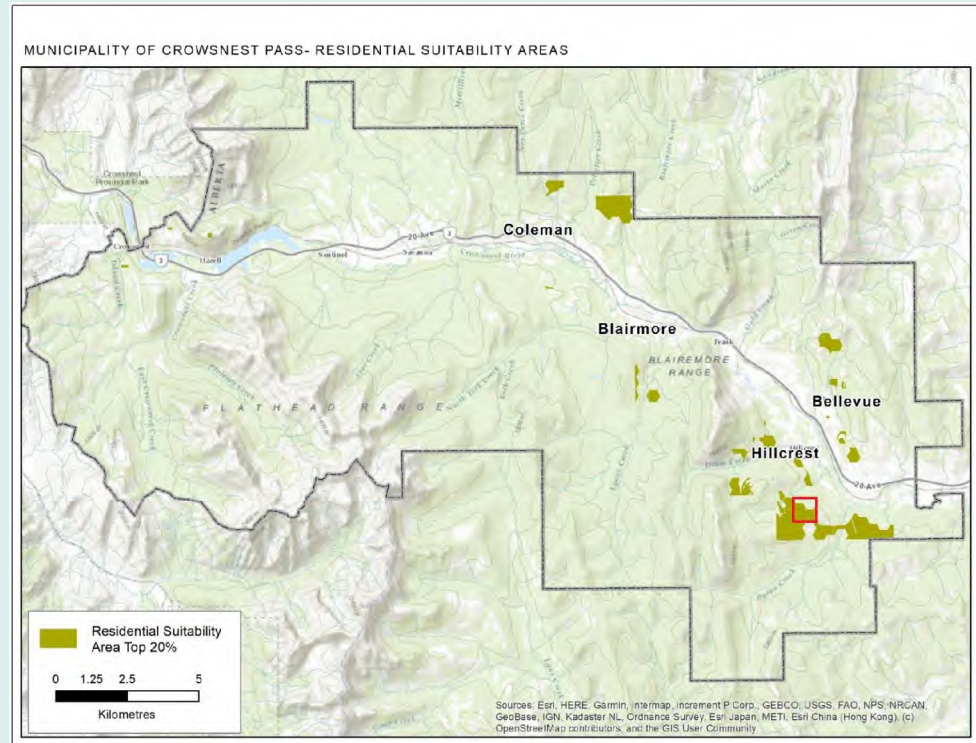
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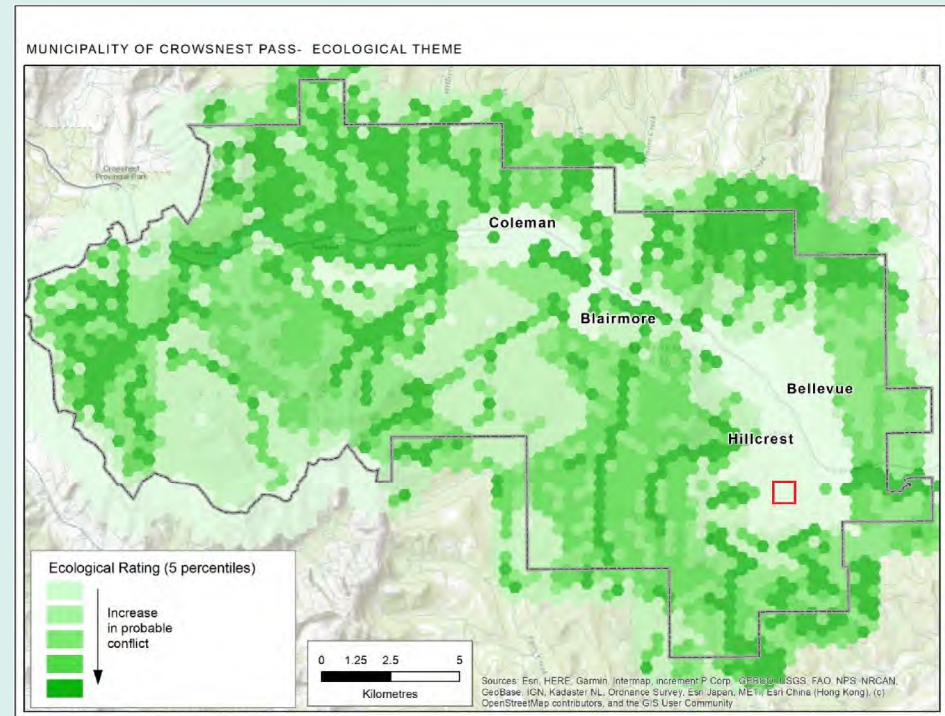
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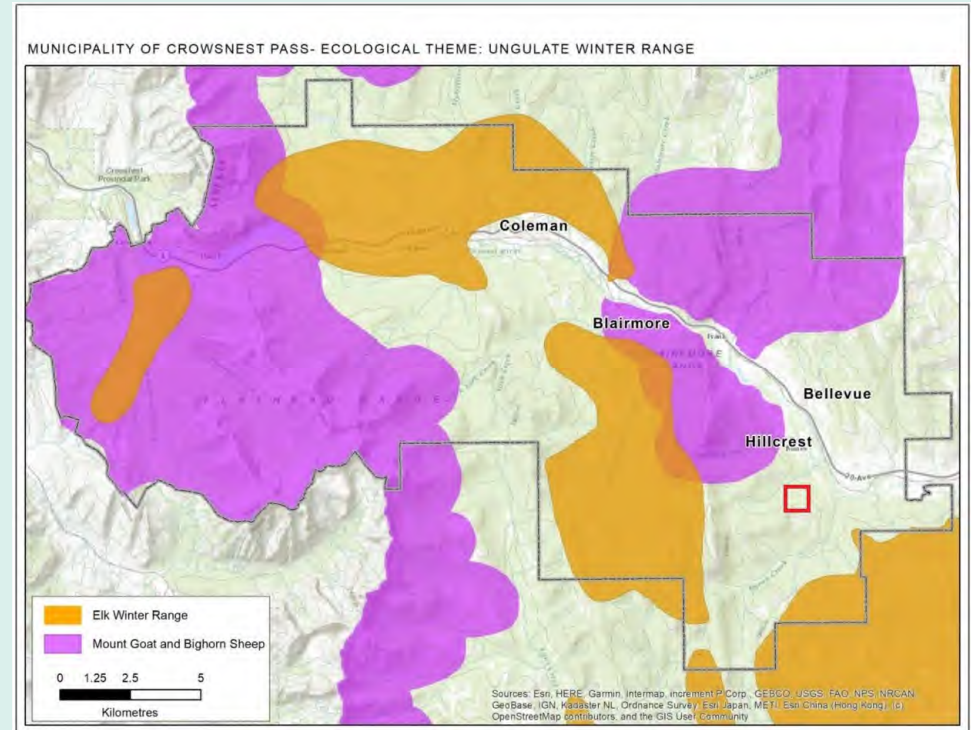
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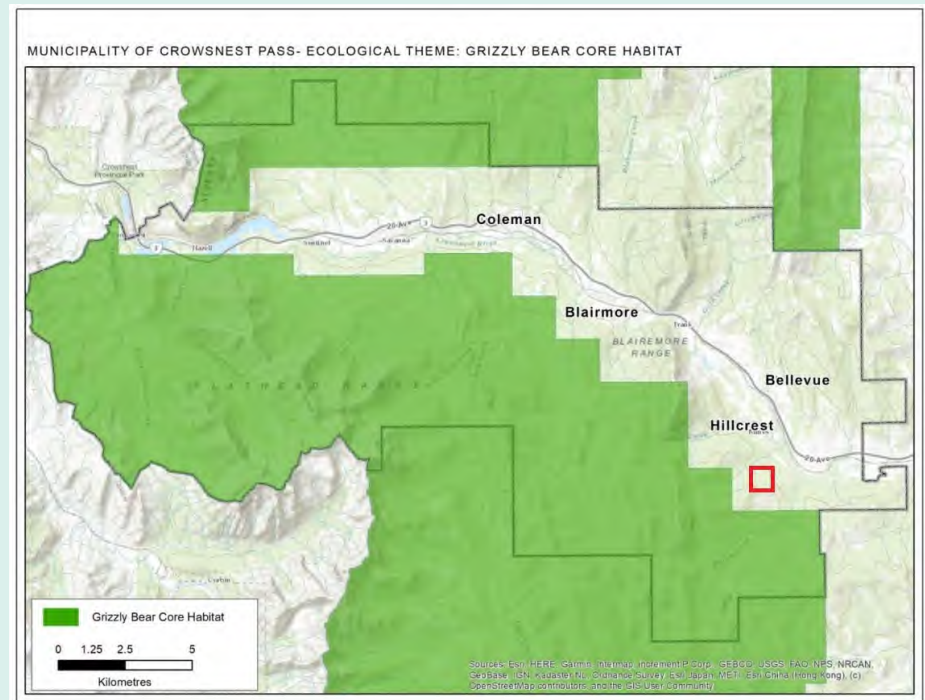
Elk , Mountain Goat, Sheep Range

- Orange: Elk Winter Range
- Purple: Mountain Goat and Bighorn Sheep Range



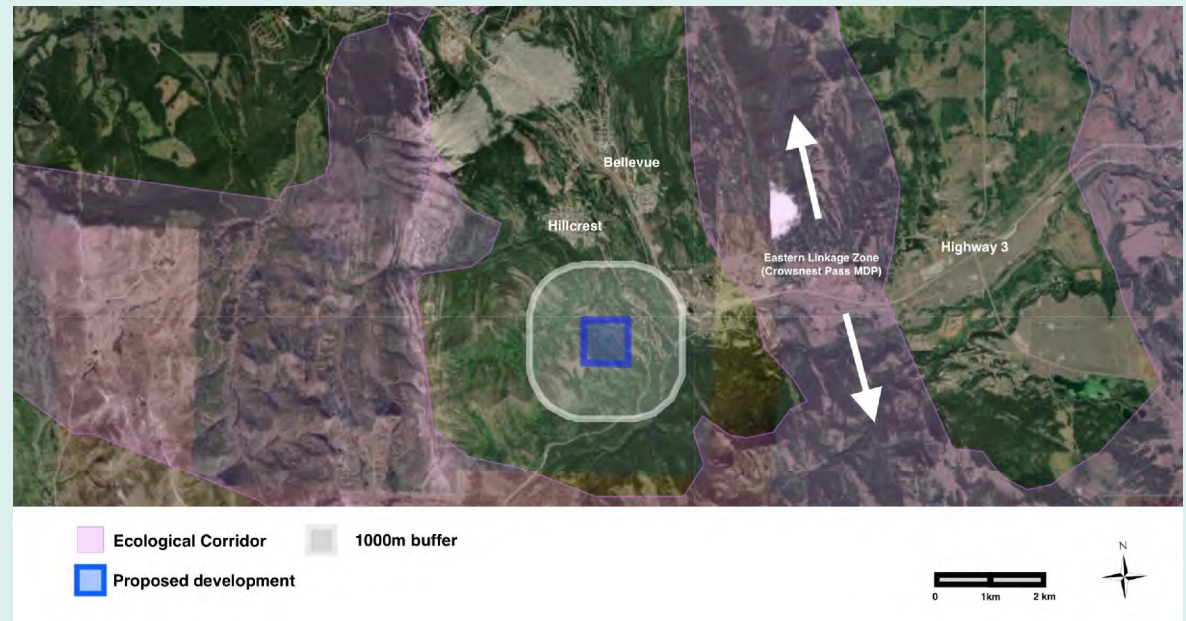
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- Green: Grizzly Bear Core Habitat



Miistakis Connectivity Risk Assessment Tool

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Thank You!

September 29, 2025

Subject: Proposed Bylaws No. 1240 & 1241, 2025 and Public Hearing Scheduled for October 7, 2025

Your Worship and Members of Council,

We are writing as the owners of the property at [REDACTED] which is considered adjacent to the land being considered for redistricting under Proposed Bylaw No. 1240 & 1241, 2025.

While we understand the need for growth, we have serious concerns about how this development will directly impact our property and the safety of our neighbourhood, specifically regarding traffic and dust on Adanac Road, along with the increased traffic on the already deteriorating East Hillcrest Drive.

Before traffic can even reach the gravel Adanac Road, it must travel along East Hillcrest Drive. This road is already in a state of disrepair.

- **Current Poor Condition:** East Hillcrest Drive is paved but suffers from numerous large potholes and crumbling, missing edges. It is not built to withstand heavy, continuous loads.
- **Accelerated Deterioration:** The introduction of additional traffic and heavy construction vehicles—dump trucks, cement mixers, and equipment haulers—will rapidly destroy what is left of this road, making it hazardous for everyone.

After navigating the failing paved road, all development traffic will be channeled up and down the steep, gravel Adanac Road, directly past our business.

- **Concentrated Dust & Noise:** As our property is located at the bottom of the Adanac Road, we endure a constant cloud of dust and noise from every vehicle trip, destroying the peaceful, outdoor environment that is essential to our business.
- **Safety Risks:** The road lacks sidewalks, forcing pedestrians and children to walk on the roadway. Adding dozens of new vehicles will create an unsafe environment. We have already experienced three separate incidents of vehicles leaving the road and ending up on our land. The slope of the road also naturally increases the speed at which vehicles are descending to the intersection of East Hillcrest Drive.
- **Construction Dust:** The excavation, grading, and general construction activity will generate additional dust, which will directly impact our air quality. This affects our health and our ability to enjoy our home and yard.
- **Long-Term Road Dust:** Increased daily traffic on Adanac Road will consistently stir up dust, reducing air quality and requiring constant cleaning of our property, windows, and vehicles, along with concerns about the chronic, long-term health effects of breathing this dust every day, especially for children.

To approve this development without a complete infrastructure plan would be irresponsible. We insist the developer be required to commit to the following as conditions of approval:

- **Repair and Maintain East Hillcrest Drive:** Conduct a pre-construction road assessment and bond the developer to repair all damages to East Hillcrest Drive caused by construction traffic.
- **Pave Adanac Road:** The paving of Adanac Road is the only acceptable long-term solution to mitigate the severe dust, safety, and operational impacts on our family and business.
- **Implement a Dust Control Plan:** A mandatory and enforceable dust suppression plan is required for all construction phases.

This development relies on a sequence of failing and unsuitable roads. We trust Council will ensure these fundamental infrastructure issues are fully resolved before considering approval.

Thank you for your consideration.

Sincerely,
The Management Team
Adanac Adventures



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.d

Subject: 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) - Public Hearing

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

Executive Summary:

Bylaw 1241, 2025 proposes to redesignate the NE-8-7-3-W5M in accordance with the land use concept in Bylaw 1240, 2025 the Bear Valley Area Structure Plan (which is elsewhere on this Council agenda for public hearing and second and third readings).

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.

Bylaw No. 1165, 2023, as amended.

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

FORMATTED Bylaw 1240 & 1241, 2025 public notice.docx
2025 -09 Bear Valley GRC devel. Bylaw 1240 and 1241, 2025- Crowsnest Conservation Society.pdf
Letter of Support - Ritzmann.pdf
Letter of Support - Ellis.pdf
Bear Valley ASP Council Presentation_Sentry_Land_v2.pptx
MCNP Bylaw 1240-1241 Response.pdf

NOTICE OF PUBLIC HEARING

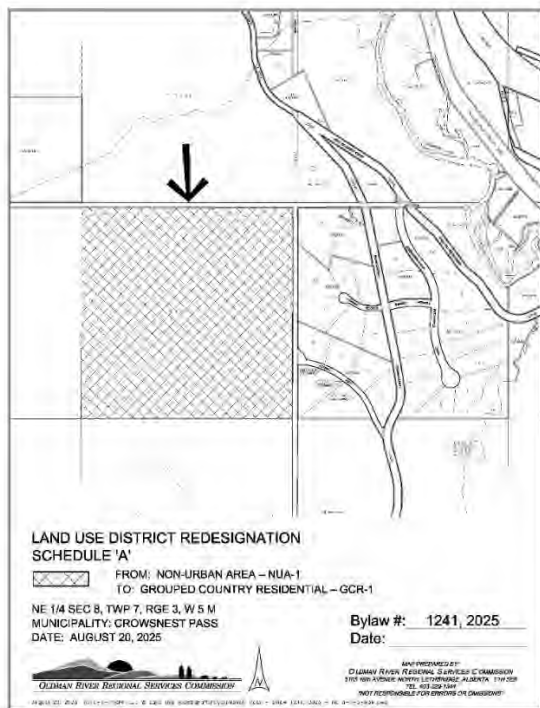
MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1240, 2025 and BYLAW NO. 1241, 2025

7:00PM, October 7th, 2025

Municipality of Crowsnest Pass Council Chambers

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. 1240, 2025 being a new area structure plan, and Bylaw No. 1241, 2025 an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1240, 2025 is to adopt a new area structure plan for the NE-8-7-3-W5M, containing ± 64.7 ha (160 acres), to provide a framework for redesignation, future subdivision, and development.

The purpose of Bylaw 1241, 2025 is to redesignate the lands legally described as the NE-8-7-3-W5M from "Non-Urban Area NUA-1" to "Grouped Country Residential GCR-1" [± 64.7 ha (160 acres)], to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the district.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw 1240, 2025 and Bylaw No. 1241, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00PM on October 7th, 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 with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September 29th, 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 bylaws 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.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.



September 27, 2025

Mayor and Councillors,
Box 600,
Crowsnest Pass, AB T0K 0E0

Dear Mayor Painter and Councillors,

Re: Proposed Bylaws No. 1240, 2025 and No. 1241, 2025: Land Use Bylaw Amendments

The Crowsnest Conservation Society (CCS) 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>)

We have several concerns about Proposed Bylaws 1240, 2025 and 1241, 2025. They include:

- Proposed Zoning and Housing Type not needed or desirable
- Reduction of Wildlife Corridors
- Limited Access and Egress
- Access to Potable Water
- Septic Fields and Stormwater drainage in the area

1. Proposed Zoning and Housing Type not needed or desirable

- a. The creation of an additional Grouped Country Residential (GCR) 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 that emphasizes the need for increased densification of the Municipality (2000).

2. Reduction of Wildlife Corridors

The CCS 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 near the municipally-defined East Linkage Zone wildlife linkage corridor (MDP, P.15). Evidence collected by the above organizations confirm that the East Wildlife Linkage Zone is important for the movement of large wildlife. Privately owned land nearby has recently had extensive logging that will also affect movement of wildlife.
- c. The designation of these 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.

“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. The preference of the Municipality to accept funds in lieu of 10% Municipal Reserve land is short-sighted.

The Crowsnest Conservation Society believes that money collected will just be spent. Lands that are set aside in the planning stage of a development have a much higher chance of never being developed, which is the best option for wildlife. The proponents have indicated in conversations with us that they are willing to create a strip of Municipal Reserve that could extend across the two quarter sections that Sentry Six owns, creating a larger and much more viable wildlife corridor through the developed area.

3. Limited Access and Egress

The proposed Area Structure Plan shows Adanac Rise as the single access and egress road to the area, to include between 40 and 49 different lots after subdivision.

We are very concerned about future risk to these residents. If there were to be a need for evacuation of the area at the same time as fire trucks require access to fight a wildfire, both residents and workers would be at risk.

4. Access to Potable Water

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 CCS recognizes that the findings of the Phase 1 Groundwater Supply Assessment imply that each lot should have access to the expected amount of water needed annually for average households.

We are concerned, however, that even with a requirement for a Phase Two Groundwater Supply Assessment prior to Subdivision Approval, there is no mention of what will happen if the Phase Two Assessment shows that there is less water access than expected.

5. Septic Fields and Stormwater Drainage 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, meeting provincial expectations. It is also stated that septic fields must stay within lot boundaries, that also contain the well for that property.

We are concerned that the addition of more septic fields to the existing ones in the area have an increased risk of contaminating wells, aquifers, and natural water courses near the headwaters of the South Saskatchewan River. Because the whole property has significant elevation differences, we are also concerned that consideration be given to the impact of heavy rainfall events.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. If Council decides to approve this application in spite of the issues raised above, we urge you to accept a 10% Municipal Reserve allocation in land set aside rather than a cash payment from the developer to encourage the movement of wildlife through the area.

Sincerely,

Brenda Davison, President, on behalf of the
Board of Directors

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

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.

SentrySix Land Corporation (2025). *Bear Valley Area Structure Plan*.

Standards of Development, Municipality of Crowsnest Pass Land Use Bylaw No. 868-2013, consolidated to Bylaw No. 1157-2023.1 (LUB).

**Letter of Support Re: Proposed Bear Valley ASP & Land Use Bylaw Amendment
Municipality of Crowsnest Pass, Alberta**

September 25, 2025

**Municipality of Crowsnest Pass
PO Box 600
Blairmore, AB T0K 0E0**

Attention: Mayor and Members of Council

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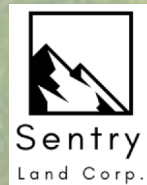


Andrew Ellis

Bear Valley ASP Public Hearing Slides

October 7, 2025

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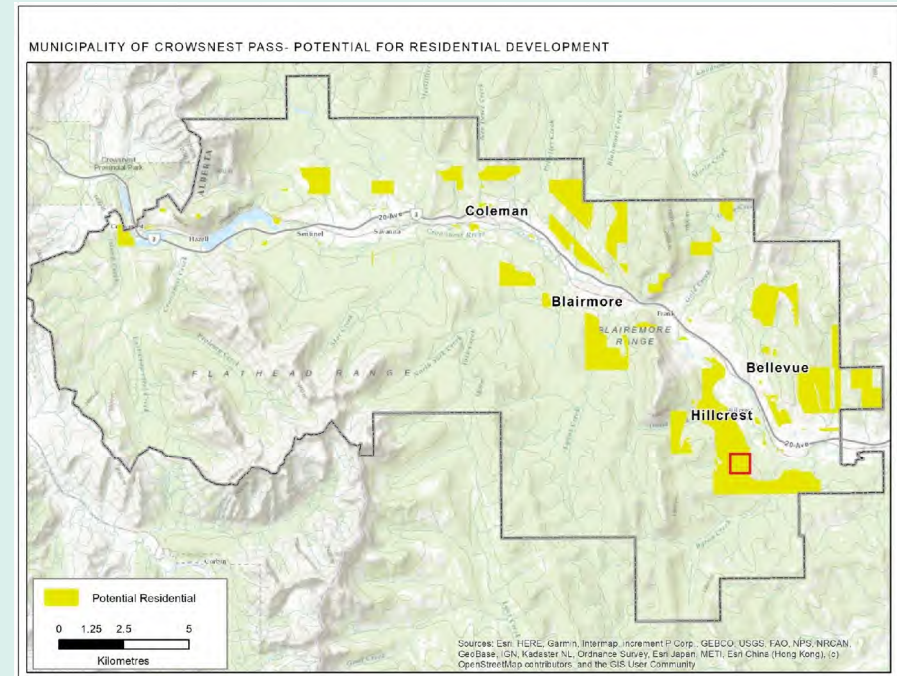
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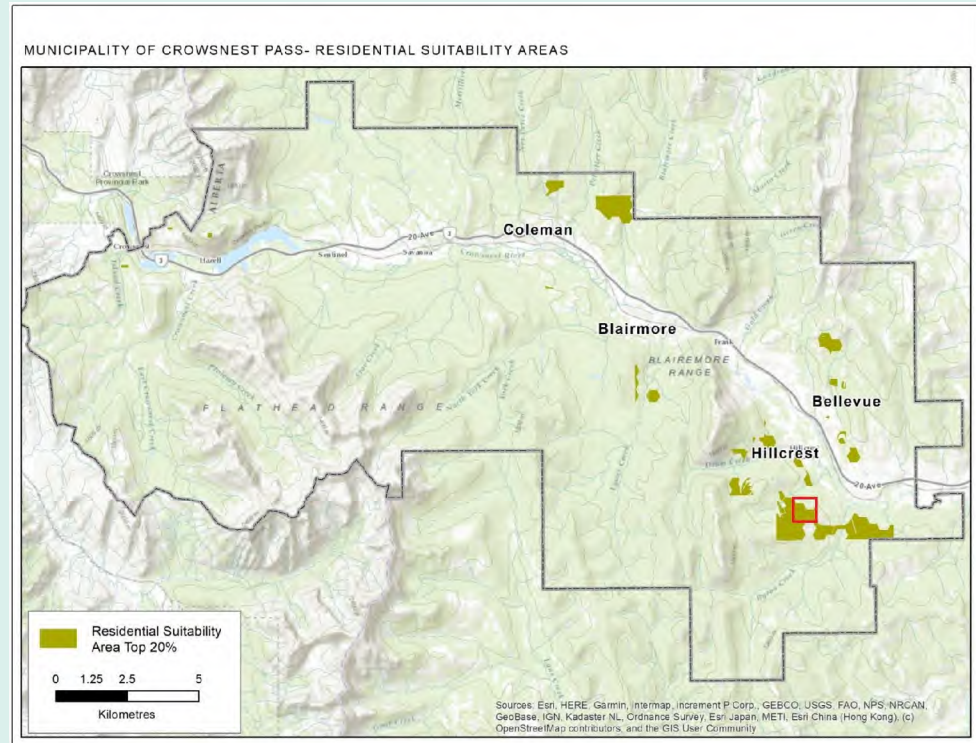
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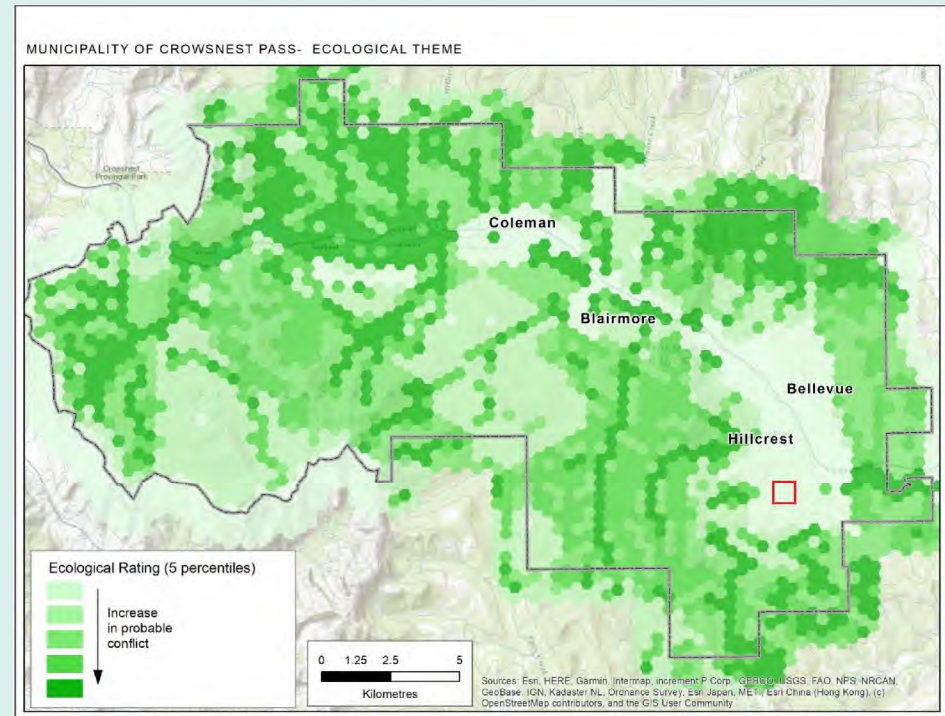
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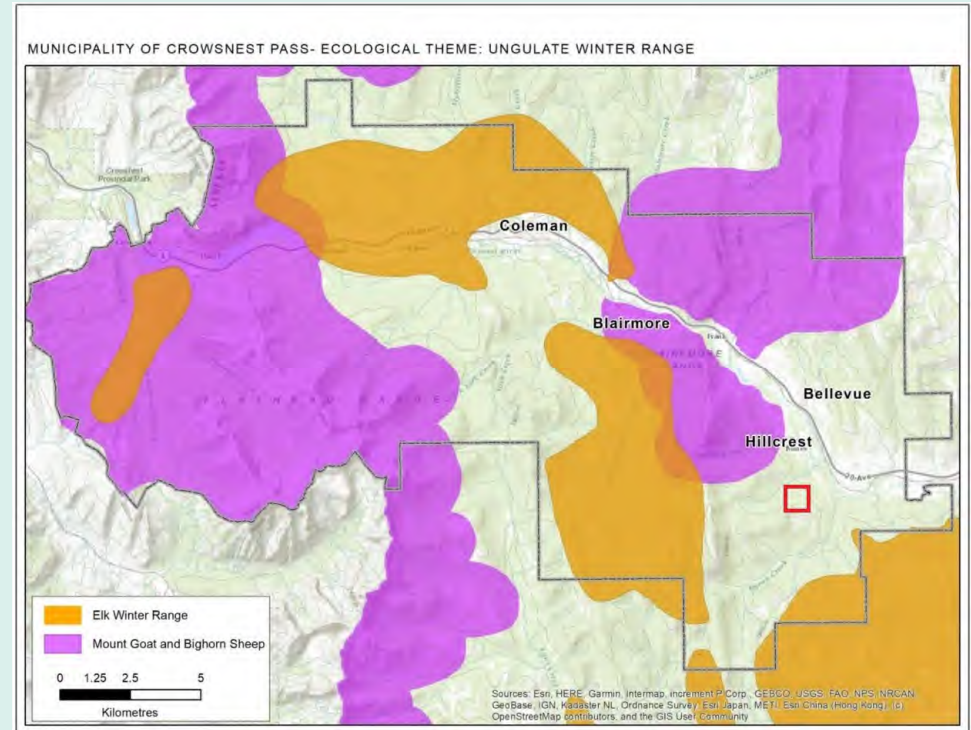
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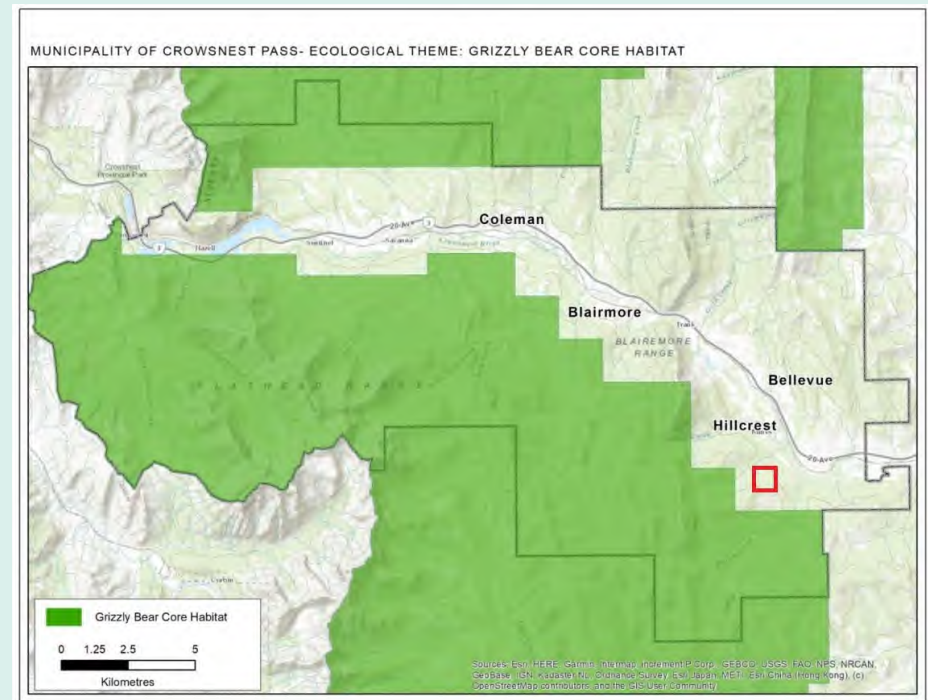
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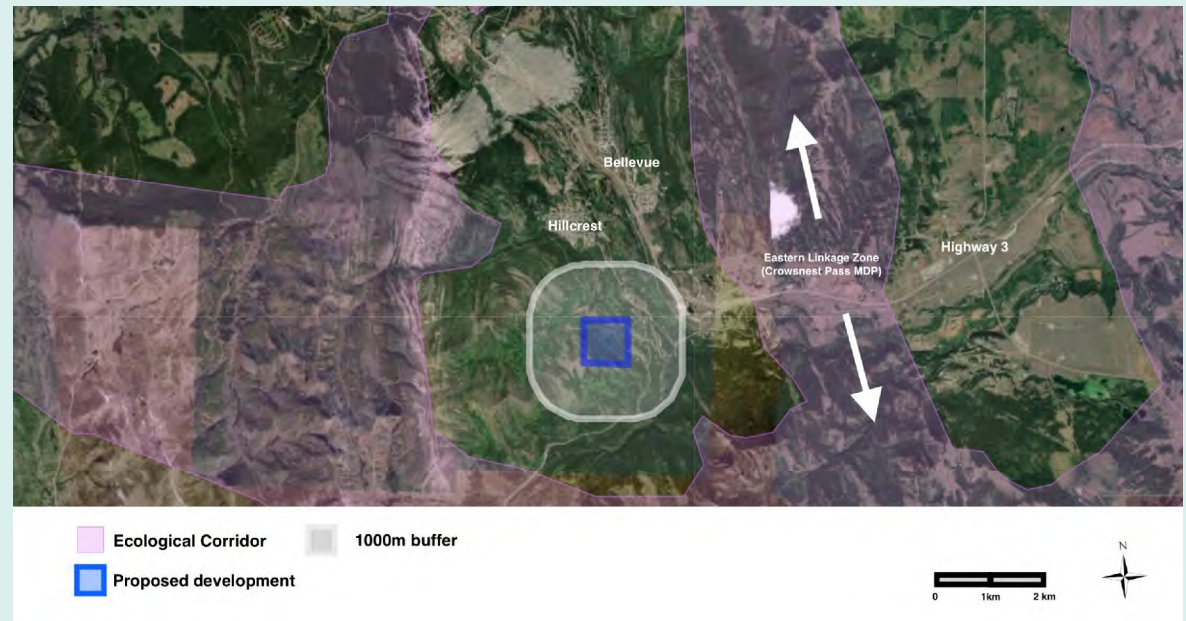
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Thank You!

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- **Construction Dust:** The excavation, grading, and general construction activity will generate additional dust, which will directly impact our air quality. This affects our health and our ability to enjoy our home and yard.
- **Long-Term Road Dust:** Increased daily traffic on Adanac Road will consistently stir up dust, reducing air quality and requiring constant cleaning of our property, windows, and vehicles, along with concerns about the chronic, long-term health effects of breathing this dust every day, especially for children.

To approve this development without a complete infrastructure plan would be irresponsible. We insist the developer be required to commit to the following as conditions of approval:

- **Repair and Maintain East Hillcrest Drive:** Conduct a pre-construction road assessment and bond the developer to repair all damages to East Hillcrest Drive caused by construction traffic.
- **Pave Adanac Road:** The paving of Adanac Road is the only acceptable long-term solution to mitigate the severe dust, safety, and operational impacts on our family and business.
- **Implement a Dust Control Plan:** A mandatory and enforceable dust suppression plan is required for all construction phases.

This development relies on a sequence of failing and unsuitable roads. We trust Council will ensure these fundamental infrastructure issues are fully resolved before considering approval.

Thank you for your consideration.

Sincerely,
The Management Team
Adanac Adventures



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.e

Subject: Bylaw 1242, 2025 - Land Use Bylaw amendment - redesignate Byron Hills lands in Hillcrest and Conceptual Scheme for subdivision - Public Hearing

Recommendation: That Council hold a public hearing and consider input received regarding Bylaw 1242, 2025, including a public hearing for the proposed conceptual scheme pursuant to the *Municipal Government Act* section 653(4.1) and the *Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)]* to subdivide the subject lands.

Executive Summary:

Byron Hills Resources Ltd. (the applicant) owns portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres) in total, in Hillcrest. The applicant proposes to dispose of its land inventory in Hillcrest and, in collaboration with Municipal Administration, determined that it is prudent to redesignate and subdivide these lands for long-term planning purposes.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws, and section 653(4.1) and (6.1)(a) Conceptual Scheme.

Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)].

Bylaw No. 1165, 2023, as amended.

Bylaw 1059, 2020 Municipal Development Plan.

Discussion:

The public hearing for Bylaw 1242, 2025 includes a hearing for the conceptual scheme for the proposed subdivision. Section 653 (4.1) and (6.1) of the Municipal Government Act provides for such a

public hearing (the MGA refers to it as a "subdivision hearing"). The MGA provides that when a conceptual scheme is adopted by a Council after a public hearing was held and the persons to whom the subdivision authority must typically send a copy of a complete subdivision application were notified of the public hearing for the conceptual scheme and it was referred to them, further notification of those persons when the subdivision application is made, is not required (provided of course that the subdivision application corresponds with the adopted conceptual scheme).

Analysis of Alternatives:

Public hearing.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1242, 2025 public notice.docx](#)

[Byron Hills Conceptual Scheme for Subdivision - August 11 2025.pdf](#)

[2025 09 25 - Bylaw 1242, 2025 - Cindy and Jerry Newman.pdf](#)

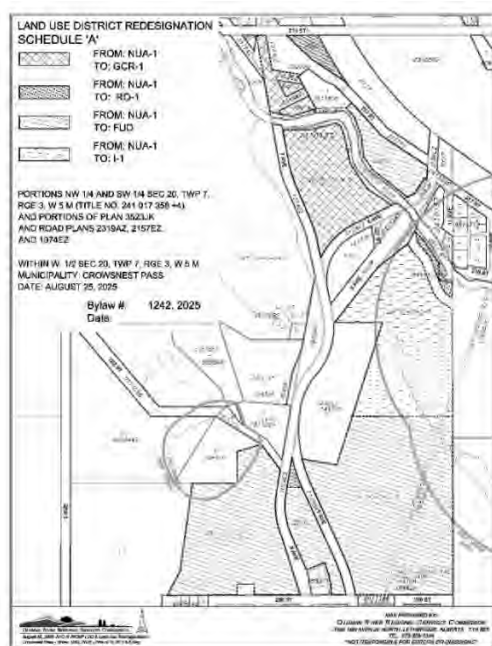
[2025-09 Bylaw 1242, 2025. Byron Holdings Hillcrest- Crowsnest Conservation Society.pdf](#)

[2025 09 29 - Adrian Fabro - Tentative subdivision Plan Bylaw 1242.pdf](#)

**MUNICIPALITY OF CROWSNEST PASS
IN THE PROVINCE OF ALBERTA**

7:00PM, October 7th, 2025

PURSUANT to sections 216.4, 606, 640, 653(4.1), 653(6.1), 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. 1242, 2025 being an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw, and a conceptual scheme for subdivision.



The purpose of the conceptual scheme is to relate the proposed subdivision to future subdivision and development of adjacent areas.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1242, 2025 and the associated conceptual scheme for subdivision will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00PM

on October 7th, 2025. Persons wishing to speak to the bylaw and conceptual scheme shall be allotted 5 minutes to present their position.

AND FURTHER TAKE NOTICE that anyone wishing to provide slide decks, maps, videos or a written submission regarding the proposed bylaw and conceptual scheme should email the Executive Assistant to the CAO at publichearings@crownsnestpass.com with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September 29th, 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 and conceptual scheme for subdivision 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.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.

Conceptual scheme for subdivision

Presented by

Byron Hills Resources Ltd.

**NW,SW 20-7-3-W5M in the Municipality of the
Crowsnest Pass, Alberta**

August 11, 2025

Conceptual scheme for Byron Hills Resources Ltd. NW,SW 20-7-3-W5M

1. Introduction
2. Location
3. Current land use
4. Development concept
5. Municipal Reserve - MR
6. Future Urban Development - FUD
7. Future Grouped Country Residential - GCR-1
8. Future Industrial area - I-1
9. Dedicated road plan and drainage ditch ROW
10. Conclusion

Map 1 Municipality location map

Map 2 Conceptual scheme designation map

Map 3 Conceptual scheme designation air photo overlay

Appendix 1 Tentative plan showing the subdivision

Appendix 2 Tentative plan showing subdivision photo overlay

Appendix 3 Land Title

1. Introduction

Byron Hills Resources Ltd. examined their land holdings closely and through an informed decision will now proceed with applying to obtaining titles to the fragmented parcels of land in the Hillcrest Mines area. The fragmentation of parcels will be defined by the attached survey to this conceptual scheme. Along with the survey is a conceptual map and air photo map that shows the configuration of the fragmented parcels of land. In further examination the parcels of land will have future urban growth potential, industrial potential, grouped country residential potential and municipal reserve designations. The subdivision process will also include a dedicated road plan for access to the sewage treatment area plus a right of way and easement agreement for an existing drainage ditch. The configuration maps show the different possible land designations as mapped out with the best land utilization for the benefit of the Municipality of the Crowsnest Pass.

2. Location

The fragmented parcels are located within the NW&SW 20-7-3-W5M. The fragmented parcels are located to the north from the urban community of Hillcrest Mines.

3. Current land use

The current land use is undeveloped Non-Urban Area - NUA-1

4. Development concept

The current use of the land is limited and does not gain the best interest for the Municipality tax base. The different parcels that extend to the north from the urban community of Hillcrest Mines will fit into a positive growth opportunity. The concept also provides an opportunity to correct the current land use and adjust according to the best and highest use of each parcel.

5. Municipal Reserve - MR

The survey indicates 3 areas for a municipal reserve. The first is at the intersection of 8th avenue and 9th avenue at a point that is currently used for important signage. The second area is land between a planned road way that will access the municipal sewage treatment area and the Crowsnest River. The third area contains a water body which contributes suitability for a municipal reserve.

6. Future Urban Development – FUD

There are Land parcels that are adjacent to the urban community of Hillcrest Mines that are strategically located to the close proximity of services. This will allow a positive expansion of the current urban community.

7. Future Grouped Country Residential - GCR-1

It is best that the land parcels that are further away from services be designated as Grouped Country Residential. These parcels may have some development limitations, however the proximity to access and topographical features allow for building sites.

8. Future Industrial area - I-1

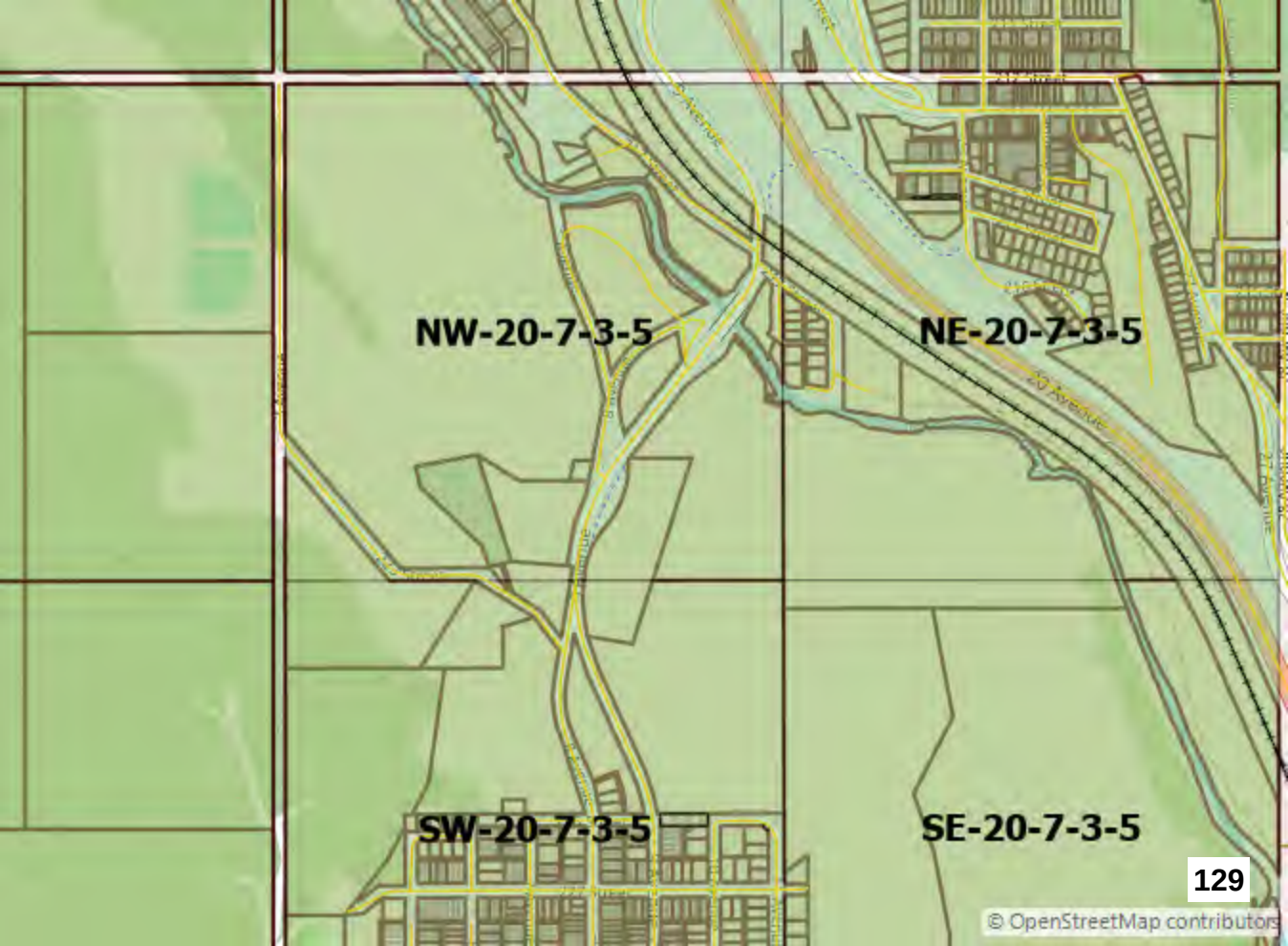
There is one parcel of land that is suitable for industrial use and will fit with the current adjacent land use. This area may have a possible setback from the sewage treatment area which may not be ideal for residential development. However the current surrounding use from this parcel will be compatible with a future industrial area.

9. Dedicated road plan and drainage ditch ROW

Currently the parcel of land to the south from 9th Avenue has a road access to the municipal sewage treatment area, however there is no road plan in place. Therefore to end the trespass the parcel will then have a road plan along the current road that accesses the sewage treatment area. The parcel to the north noted as Lot 7 Block 1 will require a right of way (ROW) with an easement agreement for the current drainage ditch.

10. Conclusion

The Conceptual scheme as presented from Byron Hills Resources Ltd. is a needed benefit for the community and opens new opportunity with positive diversity. The current fragmented parcels as NUA-1 have a very limited use. Along with the subdivision aspect, the proposal outlines the best land use designation for the future land use in this immediate area. This subdivision is a positive benefit in the Crowsnest Pass.



This is an aerial map of a city grid. The map shows a network of streets, including 20th Avenue, 21st Avenue, 22nd Avenue, 23rd Avenue, 24th Avenue, 25th Avenue, 26th Avenue, 27th Avenue, 28th Avenue, 29th Avenue, 30th Avenue, 31st Avenue, 32nd Avenue, 33rd Avenue, 34th Avenue, 35th Avenue, 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, 40th Avenue, 41st Avenue, 42nd Avenue, 43rd Avenue, 44th Avenue, 45th Avenue, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, 50th Avenue, 51st Avenue, 52nd Avenue, 53rd Avenue, 54th Avenue, 55th Avenue, 56th Avenue, 57th Avenue, 58th Avenue, 59th Avenue, 60th Avenue, 61st Avenue, 62nd Avenue, 63rd Avenue, 64th Avenue, 65th Avenue, 66th Avenue, 67th Avenue, 68th Avenue, 69th Avenue, 70th Avenue, 71st Avenue, 72nd Avenue, 73rd Avenue, 74th Avenue, 75th Avenue, 76th Avenue, 77th Avenue, 78th Avenue, 79th Avenue, 80th Avenue, 81st Avenue, 82nd Avenue, 83rd Avenue, 84th Avenue, 85th Avenue, 86th Avenue, 87th Avenue, 88th Avenue, 89th Avenue, 90th Avenue, 91st Avenue, 92nd Avenue, 93rd Avenue, 94th Avenue, 95th Avenue, 96th Avenue, 97th Avenue, 98th Avenue, 99th Avenue, 100th Avenue. The map also shows various landmarks, including a large body of water, a bridge, and several buildings. The map is divided into four quadrants by a central horizontal and vertical line. The quadrants are labeled NW-20-7-3-5, NE-20-7-3-5, SW-20-7-3-5, and SE-20-7-3-5. The map is a detailed representation of a city's infrastructure, showing the layout of streets, buildings, and other features.

NW-20-7-3-5

NE-20-7-3-5

SW-20-7-3-5

SE-20-7-3-5

Existing Land Use Designations Shown Thus

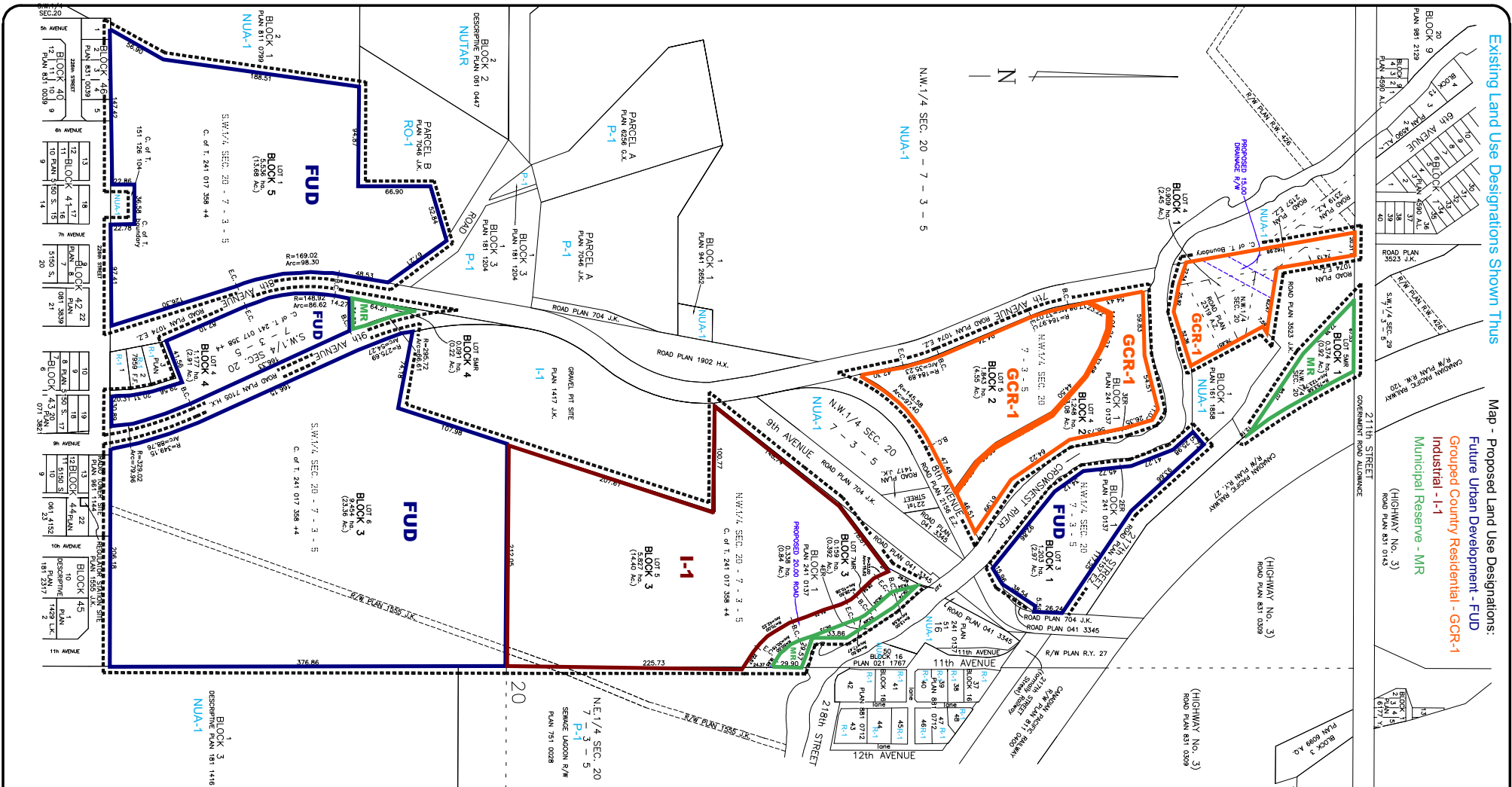
Map - Proposed Land Use Designations:

Future Urban Development - FUD

Grouped Country Residential - GCR-1

Industrial - I-1

Municipal Reserve - MR



BYRON HILLS RESOURCES

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
W.1/2 SEC. 20; TWP. 7; RGE. 3; W.5 M.

MUNICIPALITY OF CROWNSNEST PASS



brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

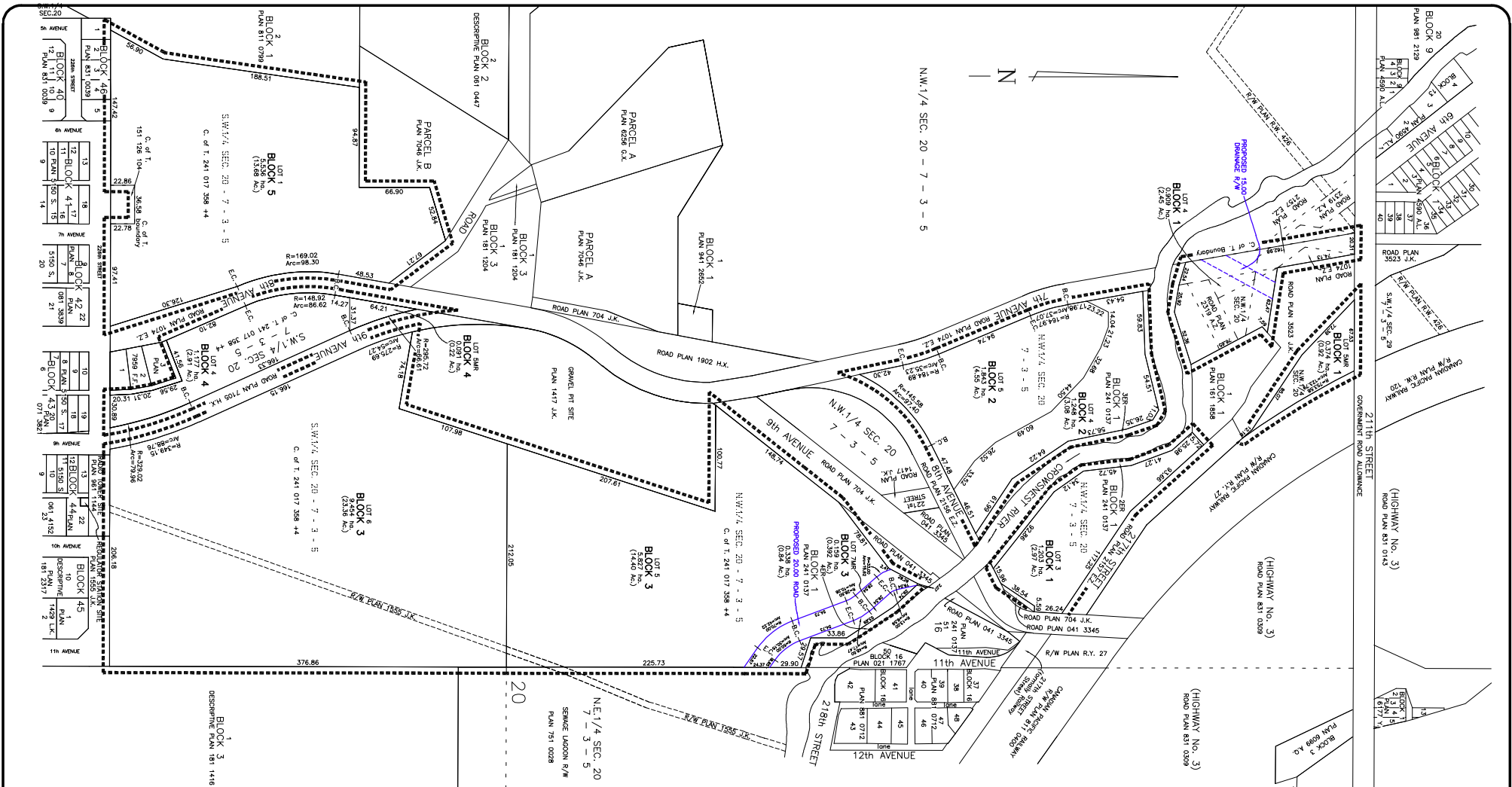
APPROVED	DRAWN CJB	DATE AUG. 11/25
	CHECKED TCP	JOB 25-16648
	SCALE	DRAWING
T. C. Penner, A.L.S.	1:3500	25-16648TE

NO.	REVISION	DATE	BY
	NOTE : Portion to be approved is outlined thus and contains approximately 28.159 ha. Distances are in metres and decimal parts thereof.		
	Distances and areas are approximate and are subject to change upon final survey.		



Map - Land use designation
 Future Urban Development - FUD
 Grouped Country Residential - GCR-1
 Municipal Reserve - MR

NO.	REVISION	DATE	BY	BYRON HILLS RESOURCES TENTATIVE PLAN SHOWING SUBDIVISION of part of W. 1/2 SEC. 20; TWP. 7; RGE. 3; W.B. M. MUNICIPALITY OF CROWSTON TWP.		bea brown okamura & associates ltd. Professional Services 2541 - 100th Avenue North, Appleton, WI 54912		
NOTE: Portion to be approved is outlined thus: and contains approximately 28.759 ha. Distances are in metres and decimal parts thereof.						APPROVED	DRAWN: QJD CHECKED: TCR SCALE: 1:5000	DATE: AUG. 11/25 JKS: 25-168446 DRAWING: 25-168446-1
Distances and areas are approximate and are subject to a final accurate survey.						C. Penner, A.L.S.		



NO.	REVISION	DATE	BY
1	Portion to be approved is outlined thus		
2	and contains approximately 28.159 ha.		
3	Distances are in metres and decimal parts thereof.		
4	Distances and areas are approximate and are subject to change upon final survey.		

BYRON HILLS RESOURCES

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
W.1/2 SEC. 20; TWP. 7; RGE. 3; W.5 M.

MUNICIPALITY OF CROWNEST PASS

 brown okamura & associates ltd. Professional Surveyors 2830 - 12th Avenue North, Lethbridge, Alberta		
APPROVED	DRAWN CJB	DATE AUG. 11/25
	CHECKED TCP	JOB 25-16648
	SCALE	DRAWING
		25-16648TE



NO. TOWN TWP. BY

NOTE: Portion to be approved is outlined thus:
and contains approximately 28.759 ac.
Distances are in miles and bearing from the east.

Distances and areas are approximate and are
subject to a more accurate survey.

BYRON HILLS RESOURCES

INITIAL PLAN SHOWING SUBDIVISION
of part of
W. 1/2 SEC. 20; TWP. 7 N. RGE. 3 E. S. 5 N.

MUNICIPALITY OF CROWNEST PASS



brown okamura & associates ltd.

Professional Services
2500 - 100th Avenue North, Suite 1000, Grand Rapids, MI 49503

APPROVED

DRAWN: QJD

DATE: AUG. 11/25

CHECKED: TCR

DATE: 05-18-2006

SCALE

DRAWING

C. Penner, A.L.S.

1:1000

25-16844-1



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0039 757 927	5;3;7;20;NW	241 017 358 +4
0039 253 067	5;3;7;20;SW	

LEGAL DESCRIPTION

FIRST

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER NORTH WEST

CONTAINING 64.9 HECTARES (160.4 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

- (A) THAT PORTION WHICH LIES TO THE WEST OF
ROAD PLANS 1074EZ AND 1902HX AND 704JK
CONTAINING 37.2 HECTARES (91.99 ACRES) MORE OR LESS
- (B) THAT PORTION WHICH LIES
NORTHWEST OF ROAD PLAN 704JK, SOUTH OF ROAD PLAN 1417JK,
SOUTHEAST OF ROAD PLAN 2156EZ, AND NORTHEAST OF ROAD PLAN 1074EZ
CONTAINING 0.79 HECTARES (1.95 ACRES) MORE OR LESS
- | (C) PLAN | NUMBER | HECTARES | ACRES | MORE OR LESS |
|-------------|---------|----------|-------|-----------------------|
| RAILWAY | RY27 | 2.21 | 5.46 | |
| ROAD | 1074EZ | 1.30 | 3.22 | (UNCANCELLED PORTION) |
| ROAD | 2156EZ | 0.758 | 1.87 | (UNCANCELLED PORTION) |
| ROAD | 2157EZ | 0.308 | 0.76 | (UNCANCELLED PORTION) |
| ROAD | 1902HX | 0.616 | 1.52 | |
| ROAD | 704JK | 1.02 | 2.52 | |
| GRAVEL SITE | 1417JK | 2.04 | 5.06 | |
| ROAD | 1417JK | 0.081 | 0.20 | |
| ROAD | 3523JK | 0.723 | 1.79 | (UNCANCELLED PORTION) |
| SUBDIVISION | 3713JK | 0.263 | 0.65 | |
| ROAD | 8310309 | 2.896 | 7.16 | |
| SUBDIVISION | 8810712 | 0.190 | 0.47 | |
| SUBDIVISION | 0211767 | 0.081 | 0.20 | |
| ROAD | 0413345 | 0.288 | 0.71 | |
| SUBDIVISION | 1611858 | 0.116 | 0.29 | |
| SUBDIVISION | 2410137 | 0.963 | 2.38 | |

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

(CONTINUED)

EXCEPTING THEREOUT:

(A) THAT PORTION DESCRIBED IN TRANSFER 9229CL
AND CERTIFICATE OF TITLE 26 L 48
CONTAINING 0.082 HECTARES (0.20 ACRES) MORE OR LESS

(B) THAT PORTION OF THE SOUTH WEST QUARTER
INSIDE THE STRIP OF LAND 200 FEET WIDE
RESERVED FOR RAILWAY YARDS BETWEEN THE
TWO SUBDIVISIONS ON PLAN 5150S
WHICH LIES NORTH OF THIRD AVENUE ON PLAN 351GS
CONTAINING 1.97 HECTARES (4.87 ACRES) MORE OR LESS

(C) PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	5150S	26.062	64.40	
ROADWAY	1074EZ	0.849	2.10	(UNCANCELLED PORTION)
SUBDIVISION	7959FF	0.182	0.45	
CEMETERY SITE	6256GX	0.129	0.32	
SUBDIVISION	351GS	0.648	1.60	
ROADWAY	7105HI	0.704	1.74	
GRAVEL PIT SITE	1417JK	0.934	2.31	
CEMETERY SITE	7045JK	0.445	1.10	
NUISANCE GROUNDS	7046JK	1.49	3.70	
SUBDIVISION	7410766	14.289	35.31	
SUBDIVISION	2211390	0.912	2.25	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

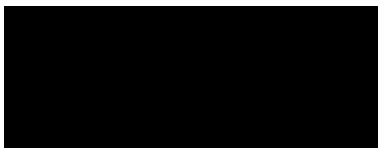
REFERENCE NUMBER: 241 017 233 +1

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
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241 017 358 17/01/2024 SUBDIVISION PLAN

OWNERS

BYRON HILLS RESOURCES LTD.
OF GPH 9



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
--------------	--------	--------------	-------------

6923IO . 14/12/1962 UTILITY RIGHT OF WAY
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

AS TO PORTION OR PLAN:1555JK

9021IX . 28/05/1965 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.
BOX 1552, TAXATION DEPARTMENT
EDMONTON
ALBERTA T5J2N7
AFFECTED LAND: 5;3;7;20;NW
AS TO PORTION OR PLAN:2157EZ
(DATA UPDATED BY: CHANGE OF NAME 971079250)

5047LB . 14/10/1971 CAVEAT
RE : SEE CAVEAT
CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
140 - 6 AVENUE S.W.,
CALGARY
ALBERTA
AFFECTED LAND: 5;3;7;20;NW
5;3;7;20;SW

751 061 603 19/06/1975 CAVEAT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
(DATA UPDATED BY: TRANSFER OF CAVEAT
011167136)
(DATA UPDATED BY: CHANGE OF NAME 041456387)

791 199 160 26/11/1979 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
AFFECTED LAND: 5;3;7;20;SW

051 315 366 30/08/2005 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AFFECTED LAND: 5;3;7;20;SW

201 203 135 03/11/2020 DISCHARGE OF CAVEAT 5047LB.
AFFECTED LAND: 5;3;7;20;NW

221 174 104 20/08/2022 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

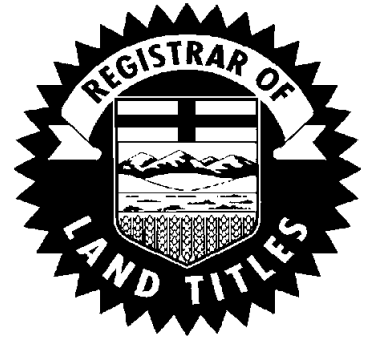
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF AUGUST,
2025 AT 07:19 A.M.

ORDER NUMBER: 54516134

CUSTOMER FILE NUMBER: 507



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

September 25, 2025

Honorable Mayor and Council Members

Municipality of the Crowsnest Pass

Concerning the recent letter, we received about Byron Hills Resources Subdivision adjacent to our property we see that the zoning will be changed to Municipal Reserve. This piece of land is referred to as Roll #3113100 Civic address 702 226 street.

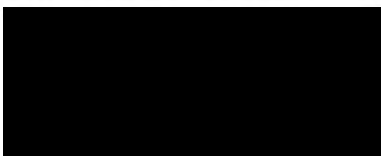
We are concerned about this ownership change because we were in negotiations with Byron Hills on purchasing this piece of land but were told we could not purchase until the subdivision was completed. After reviewing the subdivision package and discussing with your development officer Johan, we understand that this portion of the subdivision will be under Municipal ownership. This parcel of land referred to as the third area of Municipal Reserve in the development package is leased by ourselves for more than 11 years now and was leased by the previous owner since 1989 for grazing purposes. This land has been fenced and maintained for the duration of the leases.

It is our understanding that this section of land if zoned Municipal Reserve cannot be under a lease agreement. We are requesting that before this subdivision package is complete that the said piece of land is left in the NUA-1 district zoning. We would like to continue leasing this land because it is an essential part of our horse pasture. We will continue to maintain fencing and weed control for the duration of this lease. There will be No changes to the land use or purpose other than for agricultural grazing the same as it has been for the last 35 years.

It would be very appreciative that you accept this request for leaving the land zoned as NUA-1 District and not be changed to Municipal Reserve as stated in the Byron Hills Resources development package.

Thank you for your consideration.

Jerry and Cindy Newman





[REDACTED]
September 27, 2025

Mayor and Councillors,
Box 600,
Crowsnest Pass, AB T0K 0E0

Dear Mayor Painter and Councillors,

Re: Proposed Bylaw No. 1242, 2025: Land Use Bylaw Amendment

The Crowsnest Conservation Society (CCS) 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>)

We have several comments about Proposed Bylaw 1242, 2025:

1. Proposal for two new Municipal Parks in Hillcrest
2. Support for some Future Urban Development zoning
3. Conditional support for Industrial zoning
4. Limited support for Grouped Country Residential zoning

1. Proposal for two new Municipal Parks in Hillcrest

The CCS believes the property identified in this bylaw would be very suitable for the creation of two municipal parks opposite each other along the Crowsnest River, on 9th Avenue west of the current bridge. Presently, the only park in Hillcrest is the Miner’s Park on both sides of the Drum Creek near the centre of the community. There are no parks on the Crowsnest River accessible to the public in Hillcrest. The Municipality could negotiate a zoning of Recreation and Open Space while the future of both properties is decided and then purchase the lands as recreational places for the community.

The land northwest of the bridge, off 9th Avenue on the access to Highway #3, is consistently used by fishermen and people enjoying the river. If it were to be rezoned Future Urban Development as proposed, the river would not be easily accessible to the public.

The land southwest of the bridge below 9th Avenue is undeveloped. If this land on the south side is also designated as a Park, it would complement the Park we are proposing on the opposite bank. Making the zoning for this southwest property Grouped Country Residential would seriously decrease public access to the Crowsnest River.

2. Support for some Future Urban Development zoning

The CCS supports the designation of the Non-Urban zoned lands adjacent to 8th Avenue, in between 8th and 9th Avenue, and adjacent to 9th Avenue, to a Future Urban Development zoning. The two larger adjacent parcels have been previously identified as likely urban growth nodes in the latest Municipal Development Plan, likely because sewer and water utilities are accessible. The strip of land between the two roads is also large enough for residential development.

We are strongly opposed to the land northwest of the 9th Avenue bridge over the Crowsnest River be used for Future Urban Development because it is perfectly situated on the river for use as a public park.

3. Conditional support for Industrial zoning

We support the designation of Industrial Zoning for the land south of the Crowsnest River between 9th Avenue and the existing sewage lagoons. That property also borders on the Hillcrest Municipal Yards and would not be suitable for residential use. We suggest that the Recreation and Open Space zoning buffer between the river and this Industrial zone be widened and no Discretionary activities be allowed to minimize the impact of these industrial activities on the Crowsnest River.

4. Limited support for Grouped Country Residential zoning

The CCS supports the designation of the smaller property north of the Crowsnest River and south of 217 Street as Grouped Country Residential. The neighbouring properties are Non-Urban zoning with single residences and it is logical to extend less dense housing in this location. We suggest that a Recreation and Open Space zoning be considered for a strip of land adjacent to the river to allow continued access of the public to the riverbank.

We are strongly opposed to the land southwest of the 9th Avenue bridge over the Crowsnest River being designated as Grouped Country Residential because it is perfectly situated on the river for use as a public park.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. We urge you to consider our suggestion of creating two public parks on opposite sides of the Crowsnest River west of the 9th Avenue bridge in Hillcrest.

Sincerely,

Brenda Davison, President, on behalf of the
Board of Directors

Proposed Bylaw No. 1242, 2025 and Conceptual Scheme for Subdivision

Byron Hills Resources Ltd.

Introduction

Byron Hills Resources Ltd. (BHR) has owned land within and around the Hillcrest area for over 40 years. Throughout that time BHR has reviewed many different options for the land but only now has decided to divest itself of all surface land holdings in the Hillcrest area. We believe this is a positive step for the CNP.

Therefore, BHR examined their land holdings closely and through an informed decision will now proceed with applying to obtain titles to the fragmented parcels of land in the Hillcrest Mines area. The fragmentation of parcels will be defined by the attached survey to this conceptual scheme. Along with the survey is a conceptual map that shows the configuration of the fragmented parcels of land. In further examination the parcels of land will have future urban growth potential, industrial potential, grouped country residential potential and municipal reserve designations. The subdivision process will also include a dedicated road plan for access to the sewage treatment area plus a right of way and easement agreement for an existing drainage ditch. The configuration maps show the different possible land designations as mapped out with the best land utilization for the benefit of the Municipality of the Crowsnest Pass.

2. Location

The fragmented parcels are located within the NW&SW 20-7-3-W5M. The fragmented parcels are located to the north of the urban community of Hillcrest Mines.

3. Current land use

The current land use is undeveloped Non-Urban Area - NUA-1

4. Development concept

The current use of the land is limited and is not the most efficient for the Municipality tax base. The different parcels that extend to the north from the urban community of Hillcrest Mines will fit into a positive growth opportunity. The concept also provides an opportunity to correct the current land use and adjust according to the highest and best use of each parcel.

5. Municipal Reserve – MR

The survey indicates 3 areas for a municipal reserve. The first is at the intersection of 8th avenue and 9th avenue (location of the road split going into hillcrest) at a point that is currently used for important signage. The second area is land between a planned road way that will access the municipal sewage treatment area and the Crowsnest River. The third area contains a water body which contributes suitability for a municipal reserve.

The latter parcel is not relevant to the purpose of the entire proposal. The overall proposal for the subdivision was carefully examined and will conclude with protecting riparian areas, creating municipal

reserves where applicable, correcting an access issue with a proper roadway plan, and applying an easement agreement to end any trespass issues.

This parcel noted as Lot 5MR Block 1 containing 0.92 acres +/- is presently leased until [December 31, 2025](#) and the tenant would like that to continue. *However it is to the discretion of the Municipality on the future use of this said parcel as Byron Hills Resources Ltd is willing to donate this specific segment of land to the Municipality if a different type of zoning is desired. In order for Byron Hills Resources Ltd to see this occur it must not come at the expense of the expeditious approval of this subdivision scheme.*

6. Future Urban Development –

FUD - There are Land parcels that are adjacent to the urban community of Hillcrest Mines that are strategically located to the close proximity of services. This will allow a positive expansion of the current urban community.

7. Future Grouped Country Residential GCR-1

It is logical that the land parcels further away from services be designated as Grouped Country Residential. These parcels may have some development limitations, however the proximity to access and topographical features allow for building sites.

8. Future Industrial area

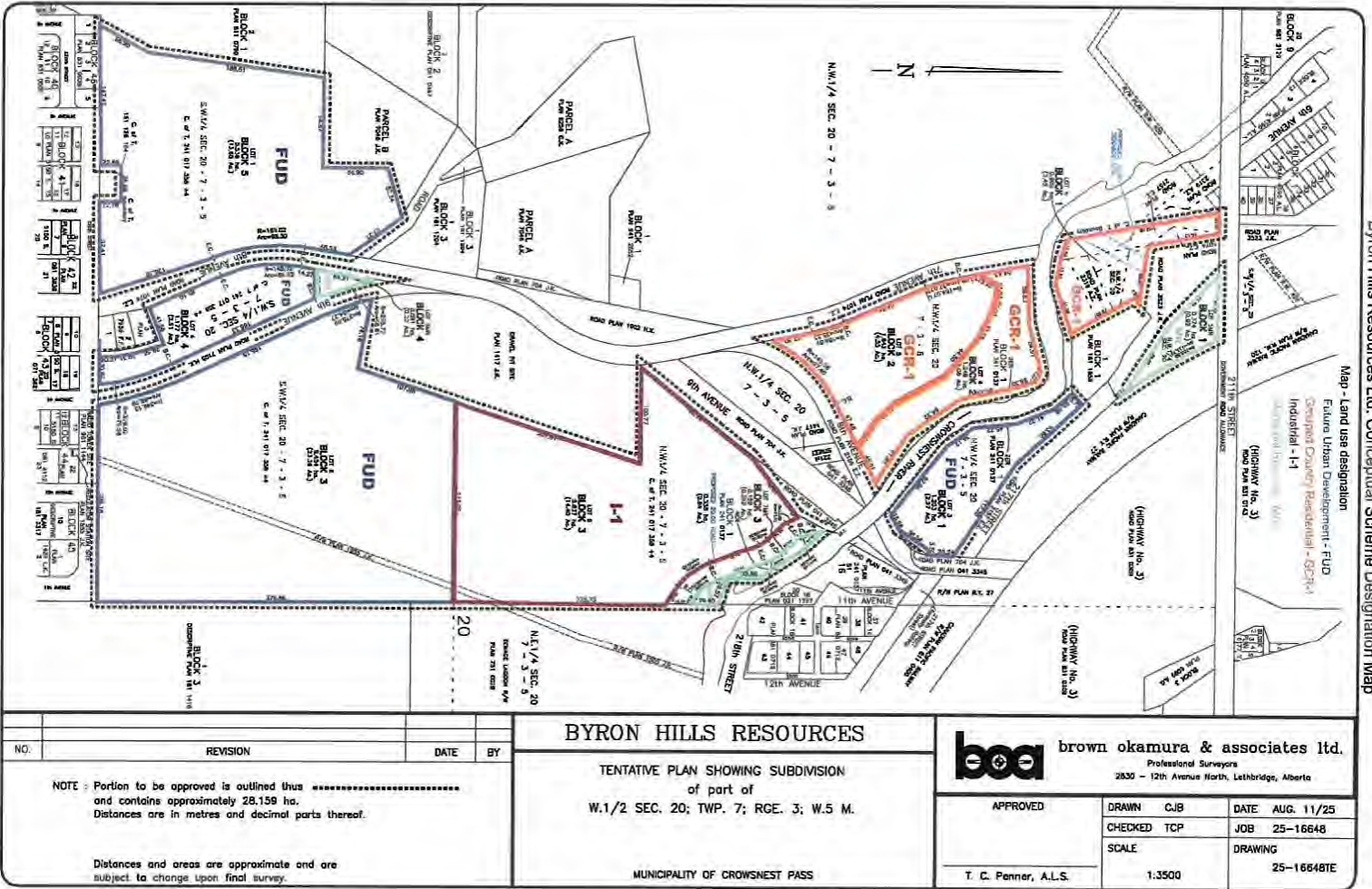
There is one parcel of land that is suitable for industrial use and will fit with the current adjacent land use. This area may have a possible setback from the sewage treatment area which may not be ideal for residential development. However the current surrounding use from this parcel will be compatible with a future industrial area.

9. Dedicated road plan and drainage ditch ROW

Currently the parcel of land to the south from 9th Avenue has a road access to the municipal sewage treatment area, however there is no road plan in place. Therefore to end the trespass the parcel will then have a road plan along the current road that accesses the sewage treatment area. The parcel to the north noted as Lot 4 Block 1 will require a right of way (ROW) with an easement agreement for the current drainage ditch.

10. Conclusion

The Conceptual scheme as presented from Byron Hills Resources Ltd. is a needed benefit for the community and opens new opportunities with positive diversity. The current fragmented parcels as NUA-1 have a very limited use. Along with the subdivision aspect, the proposal outlines the best land use designation for the future land use in this immediate area. This subdivision is a positive benefit in the Crowsnest Pass





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.f

Subject: 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" - Public Hearing

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

Executive Summary:

Bylaw 1243, 2025 proposes to 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" for the future subdivision of six parcels.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.
Bylaw No. 1165, 2023, as amended.

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1243, 2025 public notice.docx](#)

NOTICE OF PUBLIC HEARING

MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1243, 2025

7:00PM, October 7th, 2025

Municipality of Crowsnest Pass Council Chambers

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. 1243, 2025 being an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1243, 2025 is to redesignate an 8.0 ha (20 acres) portion of the lands legally described as the NE¼ 18-8-4-W5M, containing ±63 ha (±156 acres), from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1", to provide for the opportunity to subdivide and develop the lands in accordance with the provisions of the said district.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1243, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at 7:00PM on October 7th, 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 with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on September

29th, 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 bylaws 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.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 5.g

Subject: Bylaw 1244, 2025 - Land Use Bylaw Amendment - establish the "Low Impact Housing – LIH" district, and redesignate Lot 1, Block 40, Plan 9813593 from "Non-Urban Area - NUA-1" to "Low Impact Housing – LIH" - Public Hearing

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

Executive Summary:

Bylaw 1244, 2025 proposes to establish a new land use district called "Low Impact Housing – LIH", and to redesignate Lot 1, Block 40, Plan 9813593, containing 15.5 ha (38.3 acres), to the new district.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.
Bylaw No. 1165, 2023, as amended.

Discussion:

N/A

Analysis of Alternatives:

N/A

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1244, 2025 public notice.docx](#)

[Written Public Hearing Submission - Bylaw 1244, 2025. 2025 09 15 - Susan Douglas Murray.docx](#)

[2025-09 Bylaw 1244, 2025. Reduced Impact Housing - Crowsnest Conservation Society.pdf](#)

NOTICE OF PUBLIC HEARING

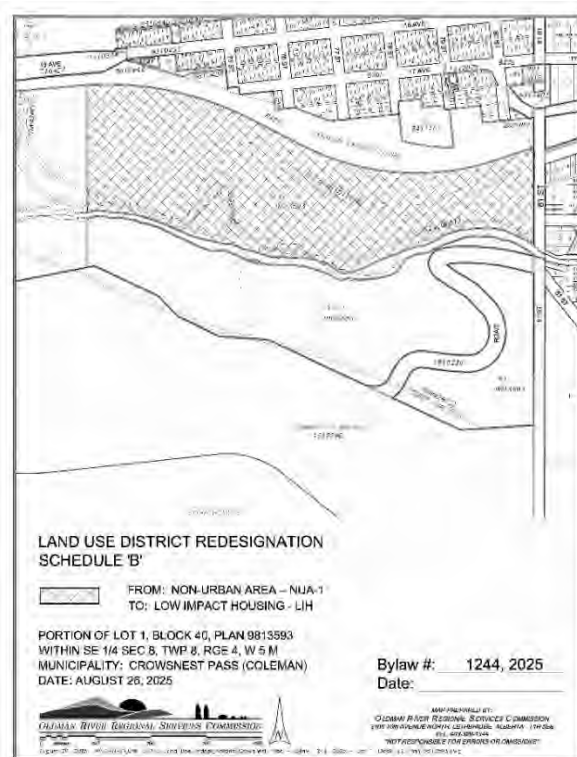
MUNICIPALITY OF CROWSNEST PASS IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 1244, 2025

7:00PM, October 7th, 2025

Municipality of Crowsnest Pass Council Chambers

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. 1244, 2025 being an amendment to Bylaw No. 1165, 2023, the municipal land use bylaw.



The purpose of Bylaw 1244, 2025 is:

- 1) To establish the “Reduced Impact Housing – RIH” land use district for the purpose of providing development opportunities that enhance housing affordability and reduce barriers to housing market entry by providing for compact home community development pursuant to an approved comprehensive site development plan or conceptual scheme; and
- 2) To redesignate a ± 15.5 hectare (± 38.3 acre) portion of the lands legally described as Lot 1, Block 40, Plan 9813593, containing ± 26 hectare (± 64.4 acre), to the “Reduced Impact Housing – RIH” land use district, for the purpose of providing an opportunity to develop the said lands in accordance with the provisions of the said district.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 1244, 2025 will be held in the Municipality of Crowsnest Pass Council Chambers at **7:00PM** on **October 7th, 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 with the bylaw number(s) and public hearing date clearly marked in the subject line no later than 12:00pm on **September 29th, 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 bylaws 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@crownsnestpass.com.

DATED at the Municipality of Crowsnest Pass in the Province of Alberta this 10th day of September 2025.

From: "ALAN BRICE" [REDACTED]

To: "enviroinfo" <[REDACTED]>

Sent: Monday, 15 September, 2025 18:36:25

Subject: prior environmental assessment

Hello, We live opposite the old coal collieries in Coleman , Crowsnest Pass Alberta . Many years ago the Alberta government determined this land was toxic including areas with PCB's , aromatic hydro carbons and a cocktail of other chemicals and as such should remain undisturbed. It has remained a grassy field with dog walkers and mountain bikers making a path along the river for decades. I am writing as our municipality is considering a redesignation of this land from non-urban to reduced impact housing. The Crowsnest River runs along the south side of the property and residential homes spread on the east side for several blocks.

The Alberta Government determined this land should be left alone and held a general meeting for residents to understand the purpose behind their decision , essentially ,do not disturb the toxic earth. Now our council wants to allow disturbance in this attempt at rezoning. I am hopeful an Alberta Environmental Assessment and Federal Fisheries and Oceans assessment must be required before any shovel hits the grass. This goes beyond a local issue as it will severely impact the Crowsnest River and all downstream users. Any information, including if possible , the original assessment (time frame 2000-2008 ??) and suggestions on how to proceed to halt this possible spread of horrific toxic waste.

The bylaw 1244,2025 legal description : Lot 1 Block 40 , Plan 9813593 within SE 8 , TWP 8 RGE 4 ,W5M

Coleman.

Natural

y there is little time as we were informed today and the public hearing is October7 , so my apologies , and sincere appreciation for any information you may have to assist in a ceasing of this designation.

Most Sincerely,

Susan Douglas-Murray [REDACTED]

[REDACTED]



September 27, 2025

Mayor and Councillors,
Box 600,
Crowsnest Pass, AB T0K 0E0

Dear Mayor Painter and Councillors,

Re: Proposed Bylaw No. 1244, 2025: Land Use Bylaw Amendment

The Crowsnest Conservation Society (CCS) 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 Board of CCS has several comments about Proposed Bylaw 1244, 2025:

1. Proposal for a new Municipal Park
2. Opposition to the format of this proposed bylaw
3. Comments regarding the proposed Reduced Impact Housing Zone

1. Proposal for a new Municipal Park in Coleman

The Crowsnest Conservation Society believes the property identified in this bylaw is very suitable for the creation of a municipal park along the Crowsnest River. Land close to and in between the railway and the proposed route of the Highway 3X by-pass will not be considered desirable residential property by many future home-owners.

Currently, we have a small area in east Blairmore with picnic tables adjacent to the river without much vehicle parking. The Community Trail through the municipality is alongside the river, but only for short distances. There is no public park in Coleman, Frank, Bellevue, or Hillcrest that is next to the Crowsnest River. The Municipality could purchase the land and then add some infrastructure to support this area as a gathering place for the community.

We request that you deny this application for Reduced Impact Housing zoning. The proposed property includes land next to the Crowsnest River. We are concerned about public access to the river. If the proposed zoning is adopted for this property, there must be a requirement for an extension of the Crowsnest Community Trail through this area along the river and prohibition of any structures next to or overhanging the water. We are very concerned that developer-created setbacks will be insufficient to ensure preservation of the riverbank and riparian areas.

2. Opposition to the format of this proposed bylaw

We urge you to make the creation of a new Land Use Zoning Category into its own Bylaw, separate from the first application of this new zoning. The first purpose is to create a new zoning district with the associated definitions and standards that will apply to any future application for this type of zoning. The second part of this Proposed Bylaw applies to a particular property that is suggested as the first application of this new zoning category. The inclusion of a specific tract of land in this bylaw means that property is also included in the Land Use Bylaw Zone category. Earlier this year there were problems in the Tecumseh area with the combination of a particular zoning and a particular property in the same bylaw.

3. Comments regarding the proposed Reduced impact Housing Zone

We support the creation of a new zoning category in the Land Use Bylaw to increase affordable housing opportunities in our municipality. We support clear standards and definitions for the types of homes and types of structures that will be allowed in this new zone. We support the inclusion of modular and ready-to-move structures, and the exclusion of Manufactured Homes and recreational vehicles on a temporary and permanent basis. We support the requirement of a Comprehensive Development Plan prior to approval.

We are concerned, however, that purchasers may not understand the implications of developer-created standards for setback of structures, amenities like garbage and snow-clearing, utilities (including capacity for water and electricity), and road width for both safety and maintenance.

We believe that a maximum of 50 units should be allowed on a single property zoned as Reduced Impact Housing. There is a risk of this new zoning creating ghettos of small dwelling units that are not attractive or well-maintained. If there is a requirement for owned properties to be mixed with rental units there will be less risk of rapid deterioration of properties.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. We entreat you to deny this application for Reduced Impact Housing zoning for the property mentioned within this proposed change to the Land Use Bylaw. We also implore you to consider creating a public park on that land. It would be an attraction and benefit for the existing seasonal campground users in the area, current and future residents, as well as visitors to the Crowsnest Pass.

Sincerely,

Brenda Davison, President, on behalf of the
Board of Directors



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.a

Subject: Bylaw 1191, 2024 Road Closure Bylaw - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1191, 2024.

Executive Summary:

Bylaw 1191, 2024 proposes the closure of an Unnamed Road for consolidation with the adjacent Lot 2, Block 39, Plan 7911189 to accommodate a portion of the existing Coleman Union Cemetery that is outside of the cemetery property lines.

Council gave first reading of Bylaw 1191, 2024 on July 15, 2025.

The public hearing was advertised pursuant to Section 606 of the Municipal Government Act. The notice of public hearing was published in the Crowsnest Pass Herald on July 23 and 30, 2025. Adjacent landowners were notified via mail and the public hearing was advertised on the municipal website. The public hearing was held on August 26, 2025 and no objections were received.

On September 15, 2025, the Minister of Transportation and Economic Corridors signed the bylaw and returned it to the Municipality, and Council can now consider second and third readings of the bylaw. The completed bylaw will then be sent to the Registrar of Land Titles for registration and final closure of the road.

Relevant Council Direction, Policy or Bylaws:

Section 22 of the Municipal Government Act

Discussion:

The Coleman Union Cemetery encroaches into the intersection of 28 Ave and Highway 40 (27 Ave) at the entrance to the Pineview neighbourhood. Administration is bringing forward Bylaw 1191, 2024 for a road closure and subsequent consolidation of the parcels in order to protect the cemetery by correcting the existing boundaries.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1191, 2024.
2. Council may defeat Bylaw 1191, 2024.

Financial Impacts:

N/A

Attachments:

[Bylaw 1191, 2024 Signed by Minister.pdf](#)

[Road Closure - Bylaw 1191, 2024 - Schedule A.pdf](#)

[Bylaw 1191, 2024 -Schedule A Aerial Photo.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
BYLAW 1191, 2024
ROAD CLOSURE

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

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

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

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

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

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

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

ALL THAT PORTION OF ROAD AND CUT-OFF ON PLAN 2960JK FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.138 HECTARES (0.34 ACRES) MORE OR LESS
AND ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.267 HECTARES (0.66 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

READ a first time in council this 15th day of July 2025.



Blair Painter, Mayor



Patrick Thomas, Chief Administrative Officer

PUBLIC HEARING scheduled for the 26th day of August, 2025 and advertised in the Crowsnest Pass Herald on the 23rd and 30th day of July, 2025.

APPROVED this 15 day of September, 2025.

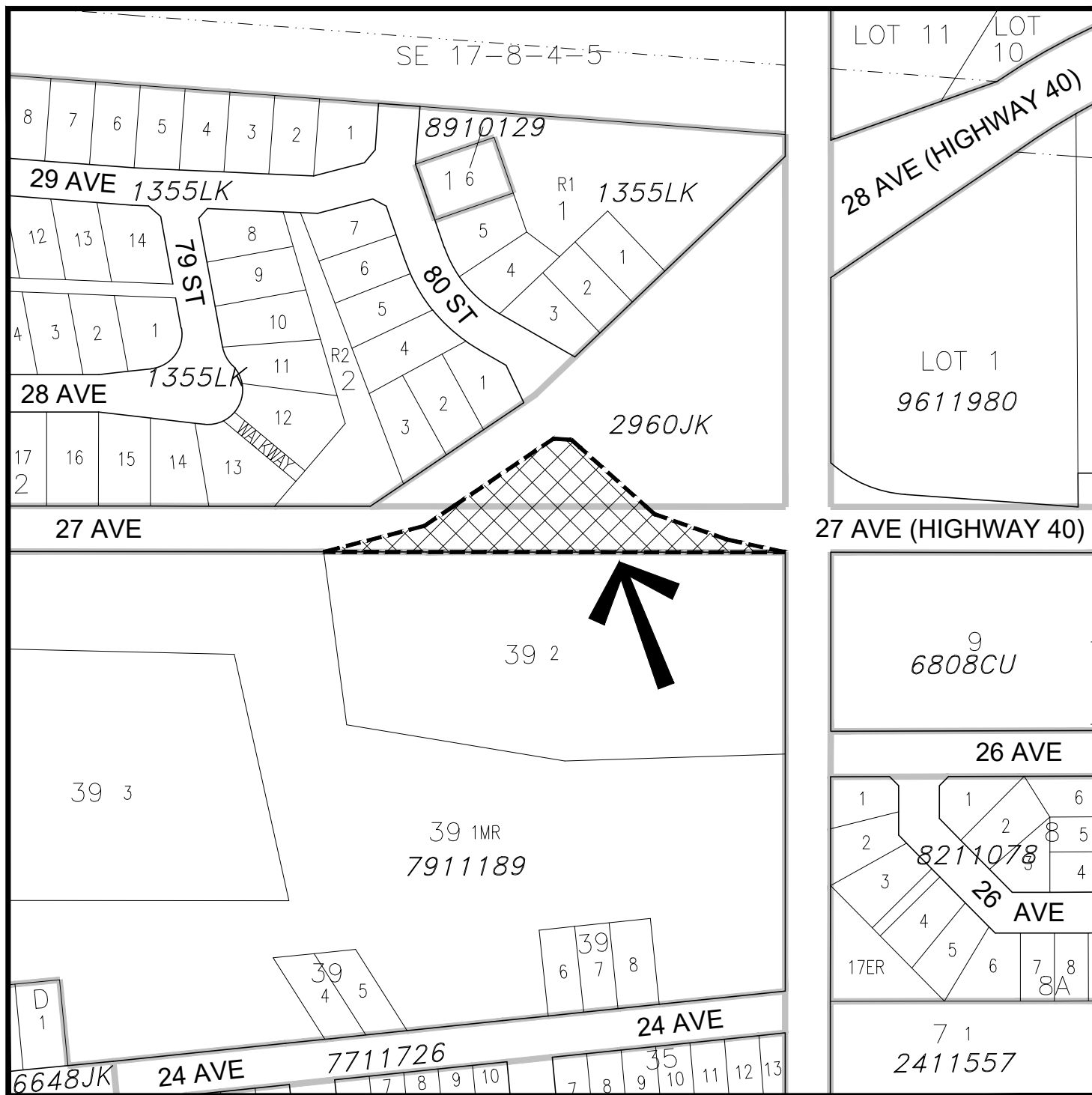

Hush Japik
For: Minister of Transportation and Economic Corridors

READ a **second** time in council this _____ day of _____.

READ a **third and final** time in council this _____ day of _____.

Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer



**PROPOSED ROAD CLOSURE
SCHEDULE 'A'**

Bylaw #: 1191, 2024

Date: _____



ALL THAT PORTION OF ROAD AND CUT-OFF ON PLAN 2960JK FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.138 HECTARES (0.34 ACRES) MORE OR LESS AND ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.267 HECTARES (0.66 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: JUNE 26, 2025





**PROPOSED ROAD CLOSURE
SCHEDULE 'A'**

Bylaw #: 1191, 2024

Date: _____



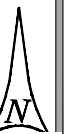
ALL THAT PORTION OF ROAD AND CUT-OFF ON PLAN 2960JK FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.138 HECTARES (0.34 ACRES) MORE OR LESS AND ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING PART OF LOT 9, BLOCK 39, PLAN _____, CONTAINING 0.267 HECTARES (0.66 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: JUNE 26, 2025

Aerial Photo Date: May 19, 2021





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.b

Subject: Bylaw 1192, 2024 Road Closure - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1192, 2024.

Executive Summary:

Bylaw 1192, 2024 proposes the closure of an Unnamed Road and its consolidation with the adjacent certificate of title number 84M100, which is a portion of the SE Quarter Section 2-8-4-W5M, to accommodate the existing Blairmore Old Union Cemetery.

Council gave first reading of Bylaw 1192, 2024 on July 15, 2025.

The public hearing was advertised pursuant to Section 606 of the Municipal Government Act. The notice of public hearing was published in the Crowsnest Pass Herald on July 23 and 30, 2025. Adjacent landowners were notified via mail and the public hearing was advertised on the municipal website. The public hearing was held on August 26, 2025 and no objections were received.

On September 15, 2025, the Minister of Transportation and Economic Corridors signed the bylaw and returned it to the Municipality, and Council can now consider second and third readings of the bylaw. The completed bylaw will then be sent to the Registrar of Land Titles for registration and final closure of the roads.

Relevant Council Direction, Policy or Bylaws:

Section 22 of the Municipal Government Act

Discussion:

The Blairmore Old Union Cemetery encroaches into 25 Ave on the north side of Highway 3. Administration is bringing forward Bylaw 1192, 2024 for a road closure and subsequent consolidation of the parcels in order to protect the cemetery by correcting the property boundaries.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1192, 2024.
2. Council may defeat Bylaw 1192, 2024.

Financial Impacts:

N/A

Attachments:

[Bylaw 1192, 2024 Signed by Minister.pdf](#)

[Bylaw 1192, 2024 -Schedule A.pdf](#)

[Bylaw 1192, 2024 - Aerial Photo.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
BYLAW 1192, 2024
ROAD CLOSURE

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

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

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

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

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

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

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

**ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING
PART OF LOT 5, BLOCK 1, PLAN _____, CONTAINING 0.272
HECTARES (0.67 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

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

READ a **first** time in council this 15th day of July 2025.



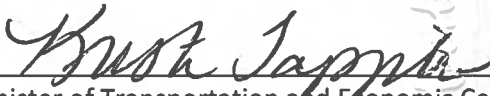
Blair Painter, Mayor



Patrick Thomas, Chief Administrative Officer

PUBLIC HEARING scheduled for the 26th day of August, 2025 and advertised in the Crowsnest Pass Herald on the 23rd and 30th day of July, 2025.

APPROVED this 15 day of September, 2025.

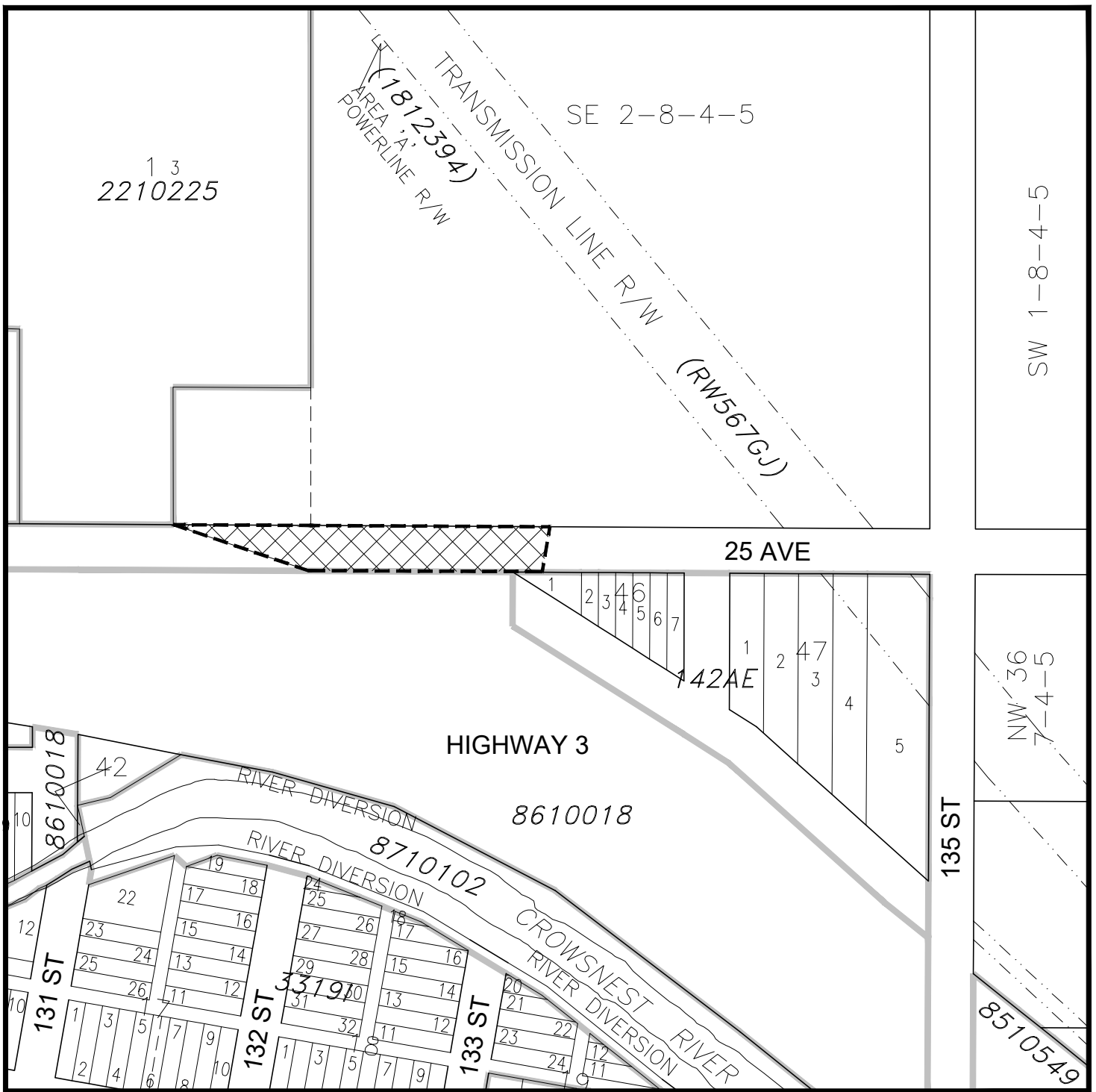

For: Minister of Transportation and Economic Corridors

READ a **second** time in council this _____ day of _____.

READ a **third and final** time in council this _____ day of _____.

Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer



PROPOSED ROAD CLOSURE SCHEDULE 'A'



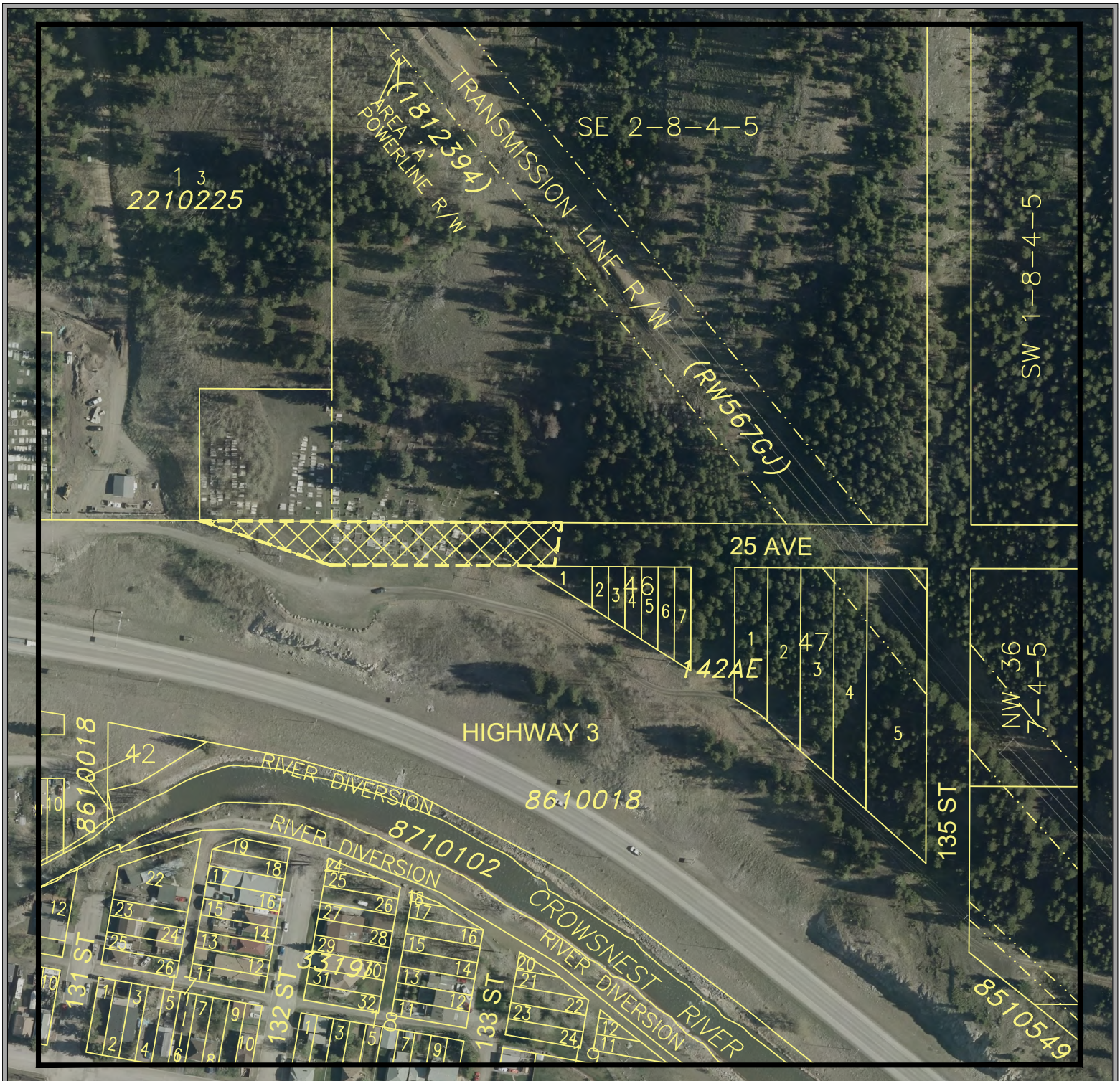
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PART OF LOT 5, BLOCK 1, PLAN _____, CONTAINING 0.272
HECTARES (0.67 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS
DATE: JUNE 27, 2025

Bylaw #: 1192, 2024
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"



PROPOSED ROAD CLOSURE SCHEDULE 'A'

Aerial Photo Date: May 19, 2021



ALL THAT PORTION OF GOVERNMENT ROAD ALLOWANCE FORMING
PART OF LOT 5, BLOCK 1, PLAN _____, CONTAINING 0.272
HECTARES (0.67 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS
DATE: JUNE 27, 2025

Bylaw #: 1192, 2024
Date: _____





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.c

Subject: Bylaw 1218, 2025 - Land Use Bylaw Amendment - Redesignate Lot 15, Block 30, Plan 6808CU from "Residential R-1" to "Medium Density Residential R-2A" - Second and Third Readings

Recommendation: That Council gives second and third readings of Bylaw 1218, 2025.

Executive Summary:

Bylaw 1218, 2025 proposes the redesignation of the subject property for the purpose of correcting what appears to be an illegal use. The Multi-Unit Residential Building (Fourplex) established in 1972 appears to be an illegal use in the Residential R-1 land use district, where Multi-Unit Residential Building is not allowed. Redesignating the subject property to the R-2A district where "Multi-Unit Residential Building not exceeding two storeys" is a permitted use in the current land use bylaw, will resolve the issue.

Bylaw 1218, 2025 was given first reading on September 9, 2025 and a public hearing was scheduled for October 07, 2025.

Relevant Council Direction, Policy or Bylaws:

Section 692, Planning Bylaws, Municipal Government Act, RSA 2000, c M-26. (MGA)
Land Use Bylaw No. 1165, 2023

Discussion:

The subject parcel is in an established residential neighbourhood along 19 Avenue in Coleman. There is not a development permit on record for the existing single-storey Multi-Unit Residential Building (fourplex). The building is shown in the assessment records as constructed in 1972. A dwelling constructed in Coleman in 1971 or earlier, prior to the adoption of a land use bylaw, without a development permit would have had non-conforming status. While the subject building could have been built in 1971 or earlier (and thus would have non-conforming status), based on the existing record the building is deemed illegal (i.e. it does not have the benefit of a development permit and was apparently constructed in 1972). Administration recommends that the property be brought into compliance by redesignating the property to "Medium-Density Residential R-2A" in which a "Multi-

Unit Residential Building not exceeding two storeys" (Fourplex) is a permitted use.

Across the street on 19 Avenue there are four properties in the R-2A district, two of which are developed with a duplex and two that are vacant.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1218, 2025.
2. If additional information is required by Council and/or amendments to the Bylaw is proposed by Council prior to second reading, Council may make any changes they deem appropriate prior to second or third reading of the bylaw, or Council may postpone second reading of Bylaw 1218, 2025 and provide further direction to Administration.
3. Council may defeat Bylaw 1218, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1218, 2025 - CNP LUB 1165, 2023 Lot 15, Block 30, Plan 6808CU \(May 2025\) \(2\).docx](#)

[Bylaw 1218, 2025 - Schedule A.pdf](#)

[Bylaw 1218, 2025 - Schedule A Ortho.pdf](#)

MUNICIPALITY OF CROWSNEST PASS

BYLAW NO. 1218, 2025

LAND USE BYLAW AMENDMENT – Redesignate Lot 15, Block 30, Plan 6808CU

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

WHEREAS the Council of the Municipality of Crowsnest Pass wishes to redesignate the lands legally described as Lot 15, Block 30, Plan 6808CU, containing ± 0.044 ha (0.109 acres), from “Residential – R-1” to “Medium Density Residential – R-2A”, as shown on Schedule ‘A’ attached hereto and forming part of the bylaw.

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to use and develop the lands in accordance with the provisions of the “Medium Density Residential – R-2A” district.

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

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

1. The Land Use District Map be amended to redesignate the lands legally described as Lot 15, Block 30, Plan 6808CU, containing ± 0.044 ha (0.109 acres), from “Residential – R-1” to “Medium Density Residential – R-2A”, as shown on Schedule ‘A’ attached hereto and forming part of the 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





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.d

Subject: Bylaw 1230, 2025 - Road Closure - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1130, 2025.

Executive Summary:

Bylaw 1230, 2025 proposes the closure of a portion of an unnamed rear lane for the purpose of consolidating it with the adjacent parcel Lots 20-24, Block 13, Plan 4590AL.

Council gave first reading of Bylaw 1230, 2025 on July 15, 2025.

The public hearing was advertised pursuant to Section 606 of the Municipal Government Act. The notice of public hearing was published in the Crowsnest Pass Herald on July 23 and July 30. Adjacent landowners were notified via Canada Post. In addition, the public hearing was advertised on the municipal website.

Council held a public hearing on August 19, 2025. There were no objections received during the referral process or the public hearing. Subsequently, Administration submitted a complete road closure package to Alberta Transportation and Economic Corridors.

On September 15, 2025, the Minister of Transportation and Economic Corridors signed the bylaw and returned it to the Municipality, and Council can now consider second and third readings of the bylaw. The completed bylaw will then be sent to the Registrar of Land Titles for registration and final closure of the roads. The developer would then be in a position to move forward with the subdivision and consolidation of the lands.

Relevant Council Direction, Policy or Bylaws:

Section 22 of the Municipal Government Act
Motion 13-2025-05-6

Discussion:

The purpose of the proposed Bylaw 1230, 2025 is to provide for a boundary adjustment to Lots 20-24, Block 13, Plan 4590AL to correct accessory buildings and a water well that encroach into a municipal lane. The lane is unlikely to ever be required for public access as there is an existing road allowance to the west. The proposed road closure will allow the landowner to complete the conditions of an approved subdivision (2024-0-152) to split the parcel into two residential properties and consolidate the existing road portion with the adjacent titled parcel.

The subject area is 2,790 ft² (more or less). The Municipality does not have plans to improve or otherwise use this portion of the road allowance.

The closed road portion will automatically assume the Non-Urban Area NUA-1 District as part of the consolidation (section 28.4 in the Administration Part of the Land Use Bylaw provides that a rezoning application is not required).

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1230, 2025.
2. Council may defeat Bylaw 1230, 2025.

Financial Impacts:

N/A

Attachments:

[Bylaw 1230, 2025 Signed by Minister.pdf](#)

[Bylaw 1230, 2025 - Schedule A.pdf](#)

[Bylaw 1230, 2025 - Schedule A Aerial Photo.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
BYLAW 1230, 2025
ROAD CLOSURE

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

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

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

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

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

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

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

**PLAN 4590 AL, THAT PORTION OF LANE IN BLOCK 13
CONTAINED WITHIN LOT 26, BLOCK 13, PLAN 251 ____
CONTAINING 0.025 HECTARES (0.062 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

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

READ a **first** time in council this 15th day of July 2025.


Blair Painter, Mayor


Patrick Thomas, Chief Administrative Officer

PUBLIC HEARING scheduled for the 19th day of August, 2025 and advertised in the Crowsnest Pass Herald on the 23rd and 30th day of July, 2025.

APPROVED this 15th day of September, 2025.


Bush Japph
For: Minister of Transportation and Economic Corridors

READ a **second** time in council this _____ day of _____.

READ a **third and final** time in council this _____ day of _____.

Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer



PROPOSED ROAD CLOSURE SCHEDULE 'A'

Bylaw #: 1230, 2025

Date: _____



Plan 4590 AL, That portion of lane in Block 13 contained within
Lot 26, Block 13, Plan 251 _____. Containing 0.025 hectares
(0.062 acres) more or less excepting thereout all mines and minerals.

WITHIN SW 1/4 SEC 29, TWP 7, RGE 3, W 5 M

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: JUNE 12, 2025



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"



PROPOSED ROAD CLOSURE SCHEDULE 'A'

Bylaw #: 1230, 2025

Date: _____



Plan 4590 AL, That portion of lane in Block 13 contained within
Lot 26, Block 13, Plan 251 _____. Containing 0.025 hectares
(0.062 acres) more or less excepting thereout all mines and minerals.

WITHIN SW 1/4 SEC 29, TWP 7, RGE 3, W 5 M

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: JUNE 12, 2025

Aerial Photo Date: May 19, 2021



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"



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.e

Subject: Bylaw 1235, 2025 -Road Closure - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1235, 2025.

Executive Summary:

Bylaw 1235, 2025 proposes to close a portion of an Unnamed Road and consolidate it with the adjacent Cameron School properties, to facilitate a developer making a development permit application for Single-Detached Dwelling and Apartment Building residential development.

Council gave first reading to Bylaw 1235-2025 on July 15, 2025, Administration completed the road closure referral procedure, and Council held a public hearing on August 19th, 2025. There were no objections received during the referral process or the public hearing. Telus required a URW agreement. Subsequently, Administration submitted a complete road closure package to Alberta Transportation and Economic Corridors.

On September 15, 2025, the Minister of Transportation and Economic Corridors signed the bylaw and returned it to the Municipality, and Council can now consider second and third readings of the bylaw. The completed bylaw will then be sent to the Registrar of Land Titles for registration and final closure of the roads. The developer would then be in a position to move forward with the subdivision and development applications.

Relevant Council Direction, Policy or Bylaws:

Section 22 of the Municipal Government Act

Motion 12-2025-05-06

Motion 14-2024-12-10

Discussion:

Bylaw No. 713, 2006 was adopted to close a triangular portion of road in the NW corner by the Cameron School property however, the road closure was never registered at land titles. Bylaw 1235, 2025 proposes to close this same portion of road allowance.

The proposed road closure is part of an accepted offer to purchase this triangular portion as well as a parcel of land running north / south in 69 Street on the west side of the Cameron School parcel. Once the road closure is completed and the two parcels consolidated with the Cameron School site, the landowner intends to re-subdivide and develop the Cameron School property for residential use.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1235, 2025.
2. Council may defeat Bylaw 1235, 2025.

Financial Impacts:

N/A

Attachments:

[Bylaw 1235, 2025 Signed by Minister.pdf](#)

[Bylaw 1235, 2025 - Schedule A.pdf](#)

[Bylaw 1235, 2025 - Schedule A Aerial Photo.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
BYLAW 1235, 2025
ROAD CLOSURE

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

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

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

AND WHEREAS a portion of the lands are subject to a road closure application that was approved by Bylaw No. 713/2006 but never registered at the Land Titles Office.

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

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

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

NOW THEREFORE be it resolved that the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following:

1. Subject to rights of access granted by other legislation, the following described roadway is hereby closed to public travel for the purpose of creating titles to and disposing of the same:

**CLOSED ROAD (PLAN 2446AA) AND CLOSED ROAD (PLAN 6407HX)
AND CLOSED ROAD (PLAN 1451Q) AS SHOWN ON PLAN _____
SURVEYED BY RANDALL C. SMITH, ALS (SURVEYOR'S FILE NO. 25152GRE)
EXCEPTING THEREOUT ALL MINES AND MINERALS**

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

2. Bylaw No. 713/2006 is hereby repealed and replaced.

3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time in council this 15th day of JULY 2025.



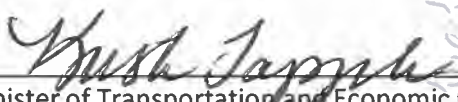
Blair Painter
Mayor



Patrick Thomas
Chief Administrative Officer

PUBLIC HEARING scheduled for the 19th day of August 2025 and advertised in the
Crowsnest Pass Herald on the 23rd and 30th day of JULY 2025.

APPROVED this 15 day of September, 2025.



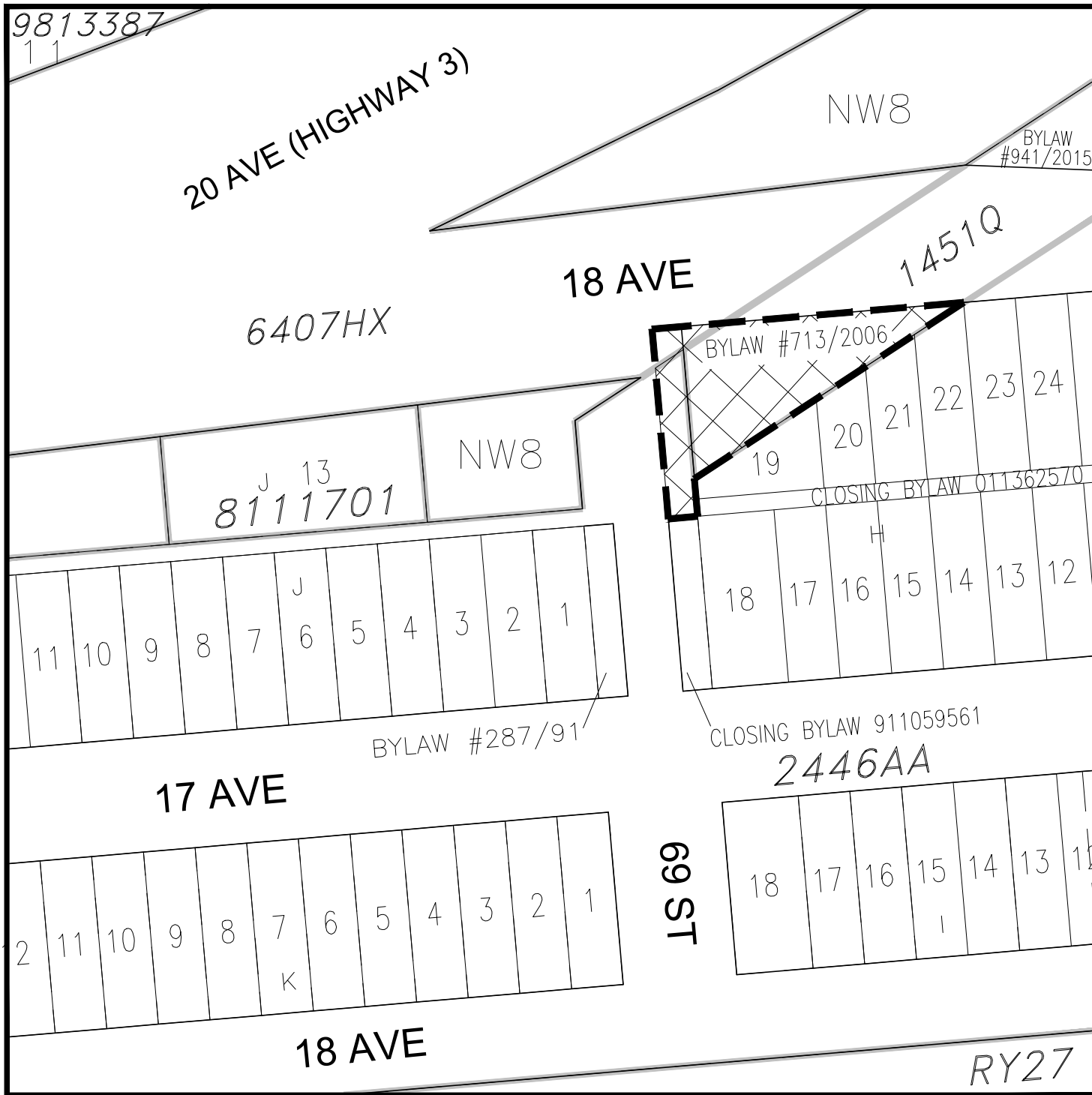
For: Minister of Transportation and Economic Corridors

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



PROPOSED ROAD CLOSURE SCHEDULE 'A'



CLOSED ROAD (PLAN 2446AA) AND CLOSED ROAD (PLAN 6407HX)
AND CLOSED ROAD (PLAN 1451Q) AS SHOWN ON PLAN _____
SURVEYED BY RANDALL C. SMITH, ALS (SURVEYOR'S FILE NO. 25152GRE)

EXCEPTING THEREOUT ALL MINES AND MINERALS
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: JUNE 26, 2025

Bylaw #: 1235, 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"



PROPOSED ROAD CLOSURE SCHEDULE 'A'

Aerial Photo Date: May 19, 2021



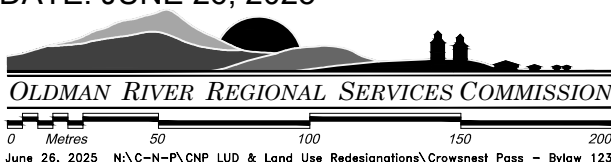
CLOSED ROAD (PLAN 2446AA) AND CLOSED ROAD (PLAN 6407HX)
AND CLOSED ROAD (PLAN 1451Q) AS SHOWN ON PLAN _____
SURVEYED BY RANDALL C. SMITH, ALS (SURVEYOR'S FILE NO. 25152GRE)

EXCEPTING THEREOUT ALL MINES AND MINERALS
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS
DATE: JUNE 26, 2025

Bylaw #: 1235, 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"





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.f

Subject: Bylaw 1239, 2025 - Land Use Bylaw 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" - Second and Third Reading

Recommendation: That Council give second and third readings of Bylaw 1239, 2025.

Executive Summary:

Bylaw 1239, 2025 was given first reading on September 9, 2025 and a public hearing was scheduled for October 7, 2025.

Bylaw 1239, 2025 proposes the redesignation of a closed portion of road, legally described as all that portion of 133 Street shown as Area 'A' on Plan _____, containing ± 0.125 ha (0.31 acres). Bylaw 1220, 2025 to close the said road portion was signed by the Minister of Alberta Transportation and Economic Corridors and given third reading by Council. The plan registration and the new certificate of title for the closed road portion will now be registered and issued by the Land Titles Office. The purpose of the redesignation is to provide the prospective landowner, who is in the process of acquiring the land from the Municipality, the opportunity to make a development permit application for the development of a Single Detached Dwelling, which is a permitted use in the R-1 district.

The Road Closure Bylaw 1220, 2025 was signed by the Minister of Transportation and Economic Corridors, and received third reading on August 19, 2025. The road closure is currently being prepared for registration at the Land Titles Office and the creation of a new certificate of title. The Plan Number will become available when the Land Titles Office registers the plan and issues a new certificate of title for the portion of land. At that point the applicant will be in a position to close the land transfer.

Relevant Council Direction, Policy or Bylaws:

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

Land Use Bylaw No. 1165-2023

Council passed Motion 16-2024-07-16 to sell the subject road portion. The conditions of sale include that the road must be closed by bylaw and the land must be redesignated for residential development,

at no cost to the Municipality.

Discussion:

Bylaw 1239, 2025 proposes to redesignate the to-be-created parcel to the Residential R-1 land use district, in which "Single-Detached Dwelling" is a permitted use. The surrounding parcels are in the Residential R-1 district, with the exception of the Municipally-owned parcel to the south, which is in the Non-Urban Area NUA-1 (i.e. the Old Sartoris Staging Area Nuisance Ground), and the Municipally-owned park and playground adjacent to the west (Lots 5-10, Block 19, Plan 338OT).

The subject land is within the Area of Potential Environmental Concern Overlay District of the land use bylaw however, based on the June 2024 preliminary Phase II Environment Site Assessment and section 4.2 (a) of the APEC overlay district, new developments may encroach into the 300 metre setback distance up to the greater distance of either the current property boundary of the APEC site or 50 metres from the boundary of the buried waste, whichever is greater, and subject to conditions such as the implementation of mitigative measures. For example, a new residential development containing a basement greater than 1.0 metre into the ground should have a vapour barrier and/or other ventilation system under and around the entirety of the foundation to mitigate potential soil vapour intrusion. These matters will be addressed at the development permit stage.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1239, 2025.
2. If additional information is required by Council and/or amendments to the Bylaw is proposed by Council prior to second reading, Council may make the changes they deem appropriate prior to second or third reading of the bylaw, or Council may postpone second reading of Bylaw 1239, 2025 and provide further direction to Administration.
3. Council may defeat Bylaw 1239, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1239, 2025.docx](#)
[Schedule A Bylaw 1239, 2025 - map.pdf](#)
[Schedule A Bylaw 1239, 2025 - map \(AERIAL\).pdf](#)
[25-16669.pdf](#)

MUNICIPALITY OF CROWSNEST PASS

BYLAW 1239, 2025

LAND USE BYLAW AMENDMENT

Redesignate all that closed portion of 133 Street shown as Area 'A' on Plan _____

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 all that portion of 133 Street shown as Area 'A' on Plan _____, containing ± 0.125 ha (0.31 acres), from no zoning (closed road portion) to "Residential – R-1", as shown on Schedule 'A' attached hereto and forming part of this bylaw.

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to use and develop the subject lands in accordance with the provisions of the "Residential – R-1" land use district (once a certificate of title has been issued).

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 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", 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.

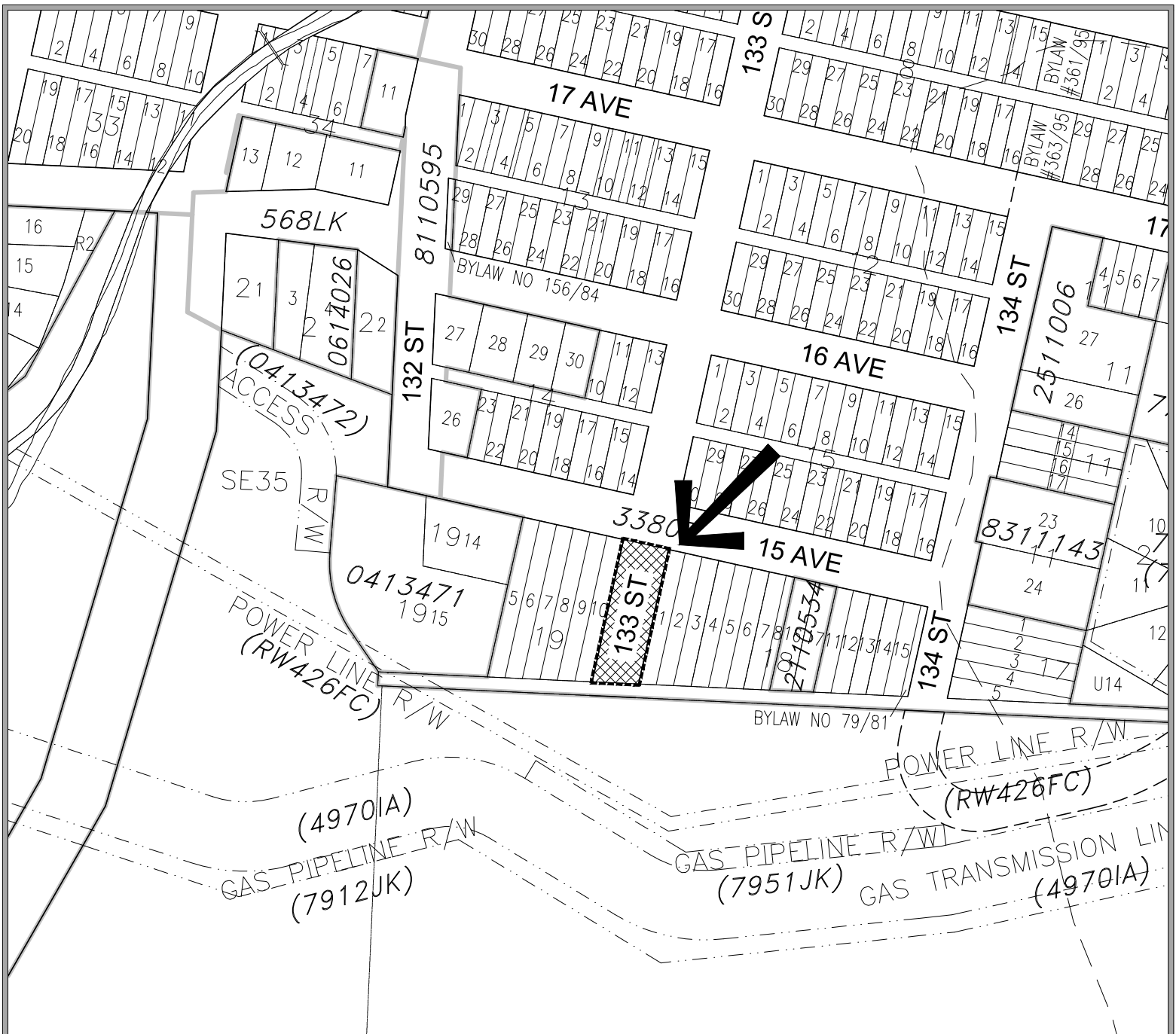
READ a **first** time in council this _____ day of _____ 2025.

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 REDESIGNATION SCHEDULE 'A'



FROM: NO LAND USE
TO: RESIDENTIAL – R-1

ALL THAT PORTION OF 133 STREET SHOWN AS AREA 'A' ON PLAN ____
WITHIN SE 1/4 SEC 35, TWP 7, RGE 4, W 5 M

MUNICIPALITY: CROWSNEST PASS (BLAIRMORE)
DATE: AUGUST 15, 2025

Bylaw #: 1239, 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"



Diagram of a 30-metre race track. The track is a horizontal line with markings at 10, 5, 0, 10, 20, and 30 METRES.

FOL = Statutory Iron Foote found shown true _____ @
 Drill hole found shown true _____ X
 Distances are shown in feet and decimal parts thereof.
 Bearings are GRD and are derived from Plan 041 3471
 PROJECTION = 35M
 DATUM = NAD83 (original)
 REFERENCE MERIDIAN = 114°
 COMBINED SCALE FACTOR = 0.999712
 RP = Geo-reference point shown true _____ RP
 Coordinate value for Geo-reference point is N: 5096169.58 E: -31418.09
 Portlan to be registered in bound in heavy black lines and contours 0.125 m

SURVEYOR NAME : J. PENNER, A.L.S. SURVEYED ON THE DATE OF MARCH 27TH, 2025 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.		
REQUESTED BY JEREMY WICKSON		
DRAWING FILE : 25-16669.DWG		
CLIENT : JEREMY WICKSON		
FILE NO. : 25-16669		



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.g

Subject: Bylaw 1240, 2025 - Bear Valley Area Structure Plan - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1240, 2025.

Executive Summary:

Bylaw 1240, 2025 proposes the adoption of the Bear Valley Area Structure Plan to establish a framework for redesignation and future subdivision for the NE-8-7-3-W5M.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.

At first reading of Bylaw 1240, 2025 on September 09 there was a comment made by a member of the public during the public input period that they received the initial notification of the area structure plan preparation under s. 636 of the Municipal Government Act (MGA) but were not notified of or invited to the public open house. The member stated that Council should make guidelines for developers on how to conduct the public consultation and the open house. The facts are that 1) all adjacent landowners including all landowners in the Adanac subdivision (including those who are not directly adjacent to the subject property) were notified under s. 636 of the MGA, and 2) the notice clearly required that those people who intended to or were interested to remain involved in the ASP preparation process and open house must register their intent with the developer and /or the Municipality and provide their preferred method of communication. This guideline is clearly reflected in the Procedure associated with Policy 2003-02 Area Structure Plan Applications, and the developer followed the policy/procedure. Thus, if a landowner did not respond to the s. 636 notification as requested, they would not have been invited to the open house.

Discussion:

The Bear Valley Area Structure Plan (ASP) is attached as Schedule 'A' to Bylaw 1240, 2025.

Over the past several months the landowner has developed the Bear Valley ASP for the lands legally described as the NE-8-7-3-W5M, containing ±64.7 ha (160 acres). The ASP proposes approximately 40 to 49 country residential parcels on the land that is immediately west of the existing Adanac Subdivision.

On April 09, 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 Adanac Subdivision), provincial government agencies, and third-party utility companies of the Municipality's intent to prepare a new statutory plan. On August 11, 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:

- Biophysical Impact Assessment by Bear Tracks Environmental Services - the biophysical assessment concluded that some value components will be adversely affected however, historic anthropogenic impacts (existing development on adjacent lands) and natural disaster (fire) within the study area reduce the significance of these impacts.
- Groundwater Supply Assessment by Arletta Water Resources - from the Phase I groundwater feasibility assessment for 30 residential lots it was determined based on available pumping test data that the diversion of 1,250 m³/year of water for household purposes under section 21 of the Water Act will not interfere with existing household users, licensees, or traditional agricultural users who exist when the subdivision is approved. At the time of subdivision, a Phase II assessment for the actual number of proposed parcels (less than 40 to 49) will be required to satisfy the requirements of s. 23 of the Water Act.
- Geotechnical Investigation Report by Parkland Geo Ltd. - the geotechnical report did not identify major visual slope stability concerns and recommends a safe setback from steep slopes or a detailed slope stability assessment if the recommended setbacks are not maintained. The study found that the subsurface soil condition in the area are generally suitable for soil-based private sewage disposal systems, and where local site conditions are not suitable, a modified type of system such as a Leaf Forest Humus at-grade system would have to be considered.
- Stormwater Management Plan by McElhanney - the stormwater management plan proposes that to offset the increase in peak flow and volume, the placement of road source controls within road ditches is recommended to be designed during the detailed design phase at the subdivision stage. Lot specific detention storage requirements will be needed by the owners / developers of each lot. Inclusion of several source controls can help with splitting the required storage and provide an effective site drainage system to prevent ponding and maintain pre-development flow paths.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1240, 2025.

2. Council may make any revisions they deem necessary to the bylaw, and then proceed with second and third readings of the bylaw.
3. Council may defeat Bylaw 1240, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1240, 2025.docx](#)

[Bylaw 1240, 2025 - Schedule A - Bear Valley Area Structure Plan_FINAL.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
Bylaw 1240, 2025
BEAR VALLEY AREA STRUCTURE PLAN

BEING a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to adopt the Bear Valley Area Structure Plan for the NE-8-7-3-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 Bear Valley Area Structure Plan for the lands legally described as the NE-8-7-3-W5M, containing ±64.7 ha (160 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 Bear Valley Area Structure Plan.
2. Bylaw No. 1240, 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

BEAR VALLEY AREA STRUCTURE PLAN

Municipality of Crowsnest Pass

Submitted to:
Municipality of Crowsnest Pass

Prepared for:
Sentry Land Corp



Prepared by:
McElhanney Ltd.



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1.0 INTRODUCTION

1.1 Purpose

The Bear Valley Area Structure Plan (ASP) provides a statutory framework to guide the orderly, environmentally responsible, and economically sustainable 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 features;
- d. Supports a high quality of life through thoughtful site planning and servicing strategies; and
- e. Complies with the requirements of the Municipal Government Act for Area Structure Plans.

1.2. Plan Area Location

The Plan Area is situated in the southeastern region of the Municipality of Crowsnest Pass, approximately 1 kilometre southwest of Highway 3 (20 Avenue) and 2 kilometres to the south of the community of Hillcrest adjacent to the existing Adanac subdivision. It consists of a single titled parcel encompassing a total area of 64.7 hectares. The parcel is legally described as the Northeast Quarter of Section 8, Township 7, Range 3, West of the Fifth Meridian (NE ¼ Sec. 8, Twp. 7, Rge. 3, W5M).

The site is directly accessible via Adanac Rise bordering the southeast boundary of the property.

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

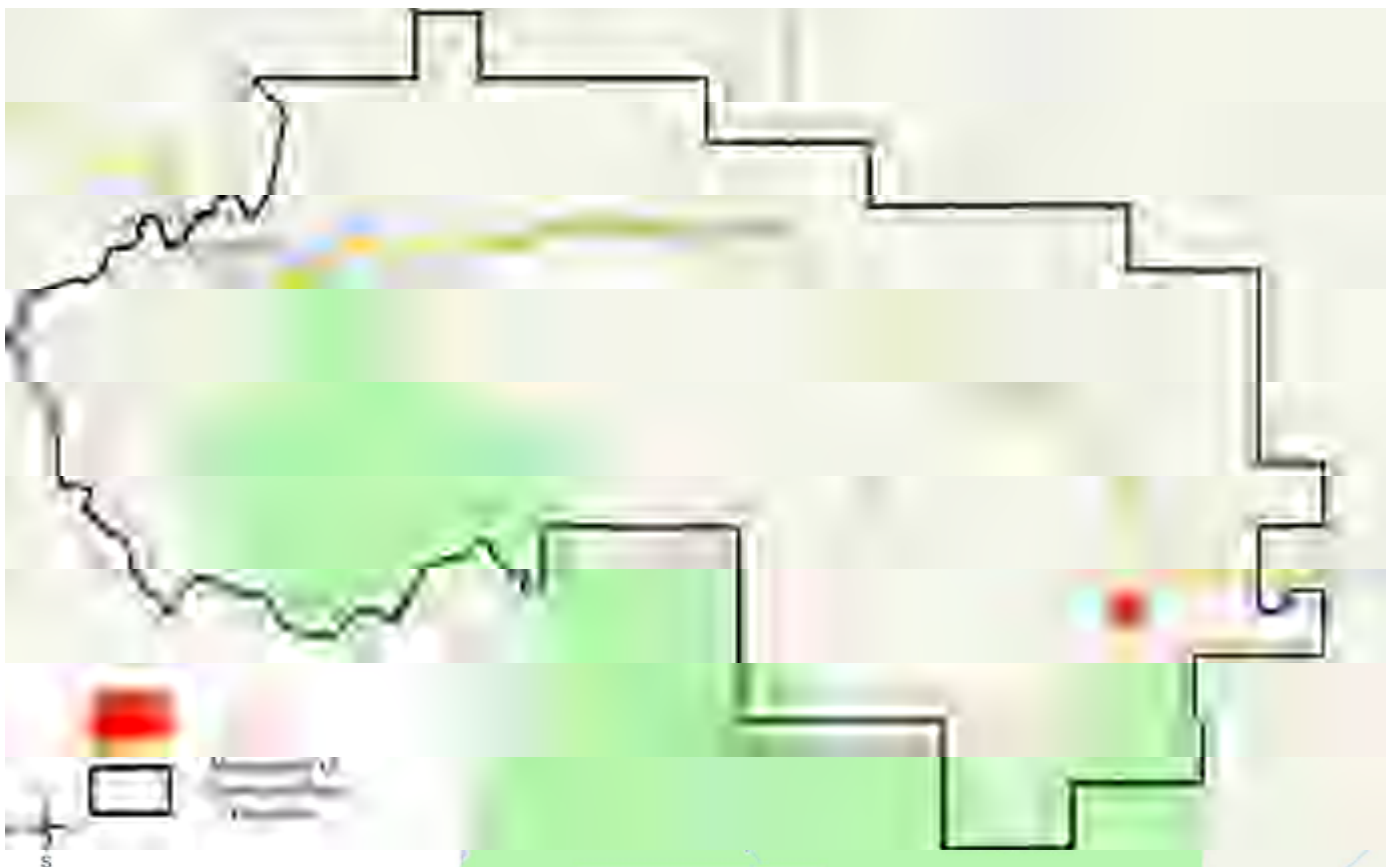


Figure 2. Plan Area Parcel Map

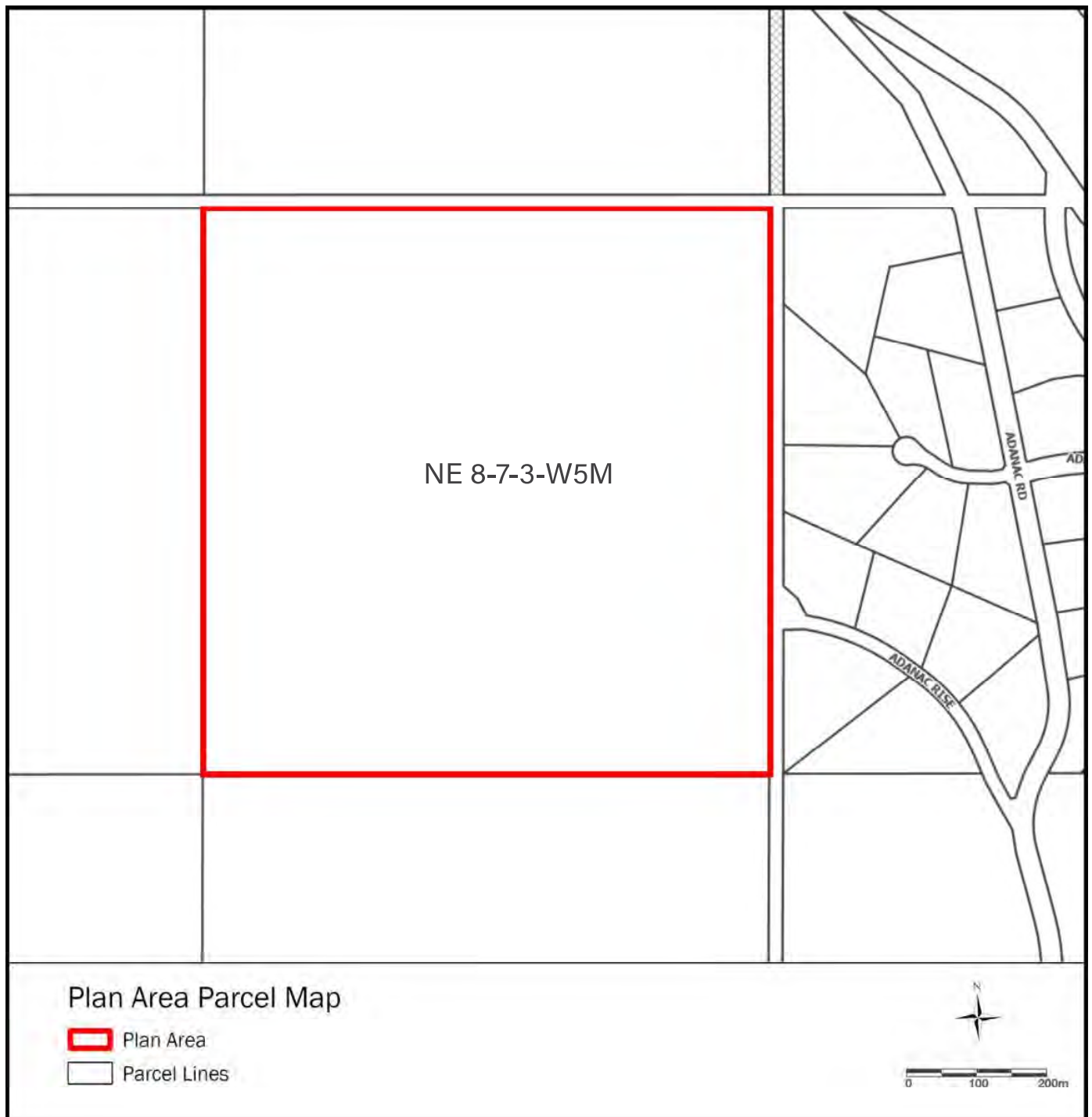
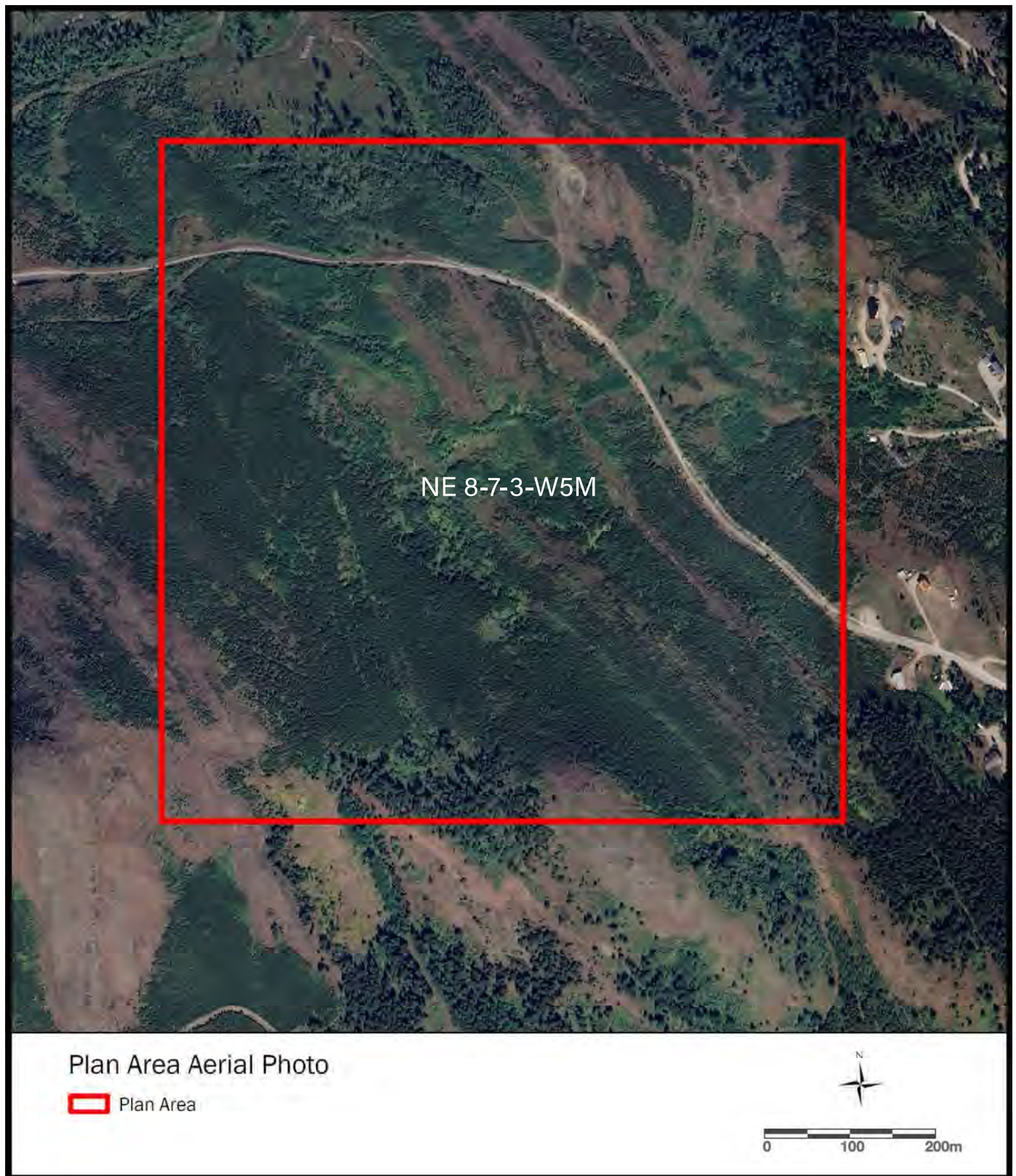


Figure 3. Plan Area Aerial Photo





1.0 INTRODUCTION cont.

1.3. Plan Preparation

This ASP has been prepared in accordance with the Municipality of Crowsnest Pass 2003-02 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’ 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, groundwater assessment, 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, municipal reserves and 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.

1.4. Property Ownership

The entire Plan Area is owned by Sentry Land Corp. (the Developer), a locally based company established in 2025 by four 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 municipal development goals.

1.0 INTRODUCTION cont.

1.5. Plan Interpretation

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

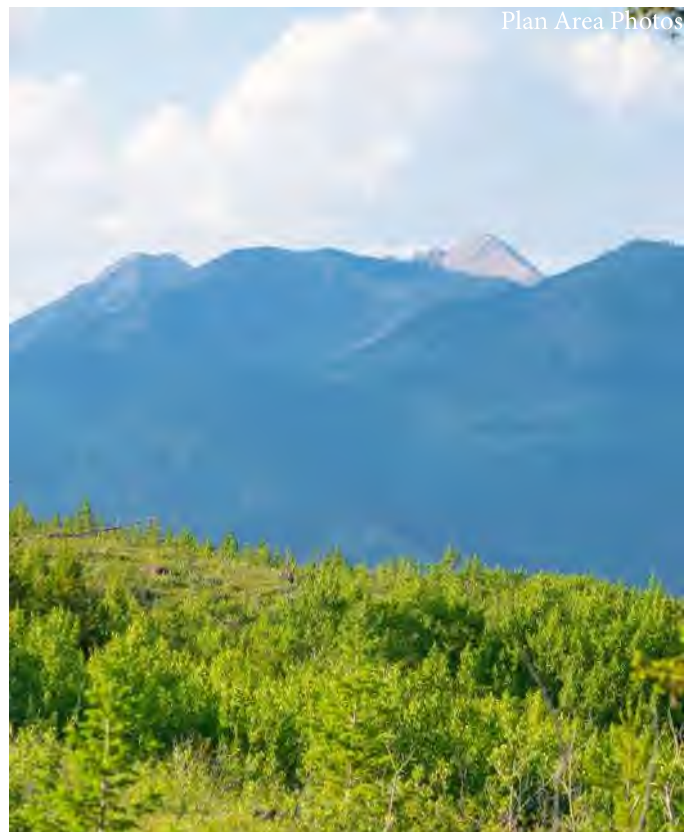
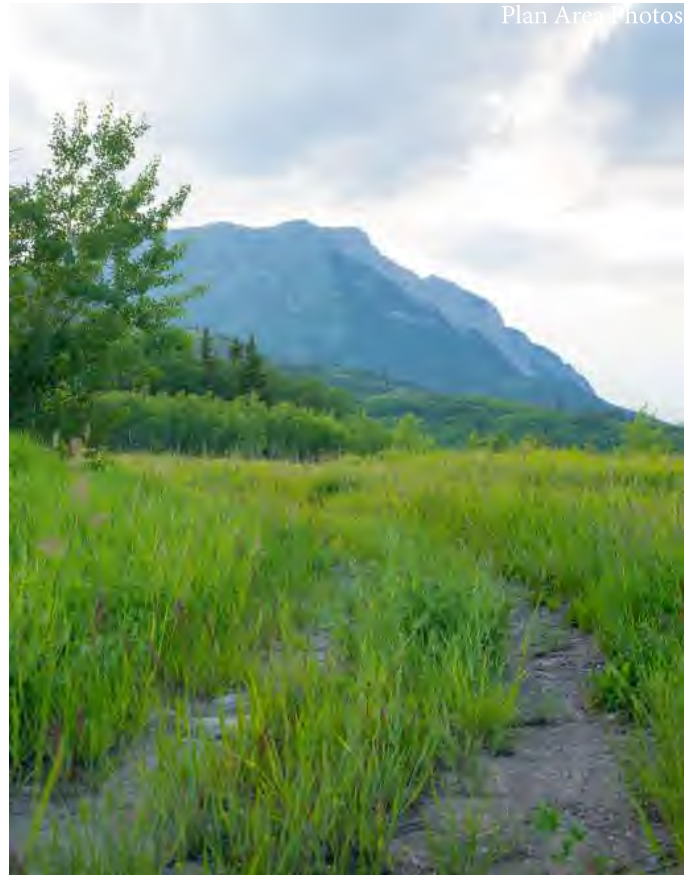
- The terms “**shall**,” “**must**,” “**will**,” and “**require**” indicate policies that are mandatory and must be applied.
- The term “**should**” indicates policies that are expected to be followed, but may be modified where warranted due to unique site conditions or practical limitations.
- The term “**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 (MGA), Municipal Development Plan (MDP), and Land Use Bylaw (LUB).

1.6. Development Vision

The Bear Valley ASP envisions a thoughtfully planned, low-density rural residential community that celebrates the natural beauty, rural character, and ecological integrity of Crowsnest Pass and the Hillcrest area. Located on a gently sloping hillside, the Plan Area offers breathtaking panoramic views of the Rocky Mountains to the west and the prairies to the east. This exceptional setting positions the Plan Area to support a development that is both visually stunning and environmentally sustainable, harmoniously integrating with the surrounding landscape while maintaining its rural charm.

This vision emphasizes site-responsive design, where lot layouts, building envelopes, and infrastructure are carefully planned to maximize privacy, view corridors, and the rural character of the landscape.



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 within and outside of the urban communities. As the Plan Area falls outside of an urban community, this ASP aligns with the following relevant policies, outlined in the table below:

Table 1. Policy Alignment with the MDP

MDP Policy	ASP Alignment	Relevant ASP Sections
1.2.6 Municipal Reserve Dedication Criteria	The ASP proposes municipal reserve dedication through cash-in-lieu, consistent with the MGA and MDP provisions.	6.7.
2.3.4 FireSmart Residential Development	FireSmart design principles have been incorporated, including vegetation buffers, building material guidelines, and defensible space measures.	6.3.
2.3.5 Country Residential Development	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 rural country residential.	6.1. and 6.2.
4.3.1 and 5.1.4 Storm Water Management	Stormwater management strategies include on-site infiltration, runoff control, and discharge at pre-development rates.	8.3.
4.3.2 Soil Stabilization	Subdivision and development policies address erosion control, sediment protection, and slope-sensitive design.	8.3.
4.3.3 Building Materials and 4.3.4 Energy Efficiency	The ASP encourages energy-efficient and FireSmart-compatible materials that support rural sustainability.	6.2. and 6.3.

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 is more appropriately aligned with an appropriate Country Residential district, to be determined at the time of re-zoning.

To enable the proposed land uses, a LUB amendment will be required to re-designate the Plan Area to a suitable Country Residential district. The ASP will guide future subdivision and development to ensure full compliance with the updated land use designation and other applicable regulations in the LUB, 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 Bear Valley ASP follows a transparent engagement process consistent with the requirements of Section 636 and Section 692 of the MGA and the Municipality of Crowsnest Pass Area Structure Plan Applications Policy and associated Procedure. Engagement efforts are 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 and Section 2.2 of the Municipality of Crowsnest 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, the 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 and Economic Corridors, Alberta Environment and Protected Areas, Alberta Health Services)
- Utility and infrastructure referral agencies
- Livingstone Range School Division

3.0 ENGAGEMENT cont.

Engagement Process

On April 9, 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 30, 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.

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

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

Regulatory and Utility Agency Responses

- TELUS confirmed they had no objections to the ASP and no conflicts with their infrastructure were identified.
- 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; and
 - AHS supports connection to municipal water and sewer where feasible and requests review of the draft ASP and subdivision plan.

Plan Area Photos



3.0 ENGAGEMENT cont.

Table 2. Pre-engagement Summary

What We Heard From Adjacent Land Owners	How We Addressed the Feedback in the ASP	Relevant ASP Sections and Policies
Water Supply and Servicing Concerns - Questions about plans for water and wastewater servicing. - Concern about capacity for new wells. - Concerns about poorly controlled wastewater and septic systems potentially affecting surrounding residents.	- Phase I Groundwater Availability Assessment has been completed to confirm water availability for private water wells based on drilling records for wells in the surrounding area. - A Phase II Groundwater Availability Assessment, including drilling and pump testing of wells to determine well yield testing will be required prior to subdivision. - Geotechnical assessment confirmed site suitability for private septic systems; wastewater servicing policies ensure systems are fully contained on-site.	4.5 4.6 8.2 8.3 8.4
Transportation and Emergency Access - Concerns about increased traffic along Adanac Rise. - Questions about whether internal roads will remain public. - Question on if existing road allowance east of Plan Area will remain. - Concern about a section of Adanac Road which requires improvements.	- Road design standards incorporated to ensure safe sightlines, emergency access, and signage. - Roads internal to the Plan Area will be public roads, and access will be retained to property west of the Plan Area. - Existing road allowance to the east of the Plan Area will remain. - Existing Adanac Road maintenance is the responsibility of the municipality.	5.4 7.3 7.4
Environmental Protection Emphasis on preserving wildlife habitat.	- A Biophysical Impact Assessment was performed to determine biophysical characteristics and potential environmental sensitivities. - Potential for impact to Valued Components (VC) have been identified and mitigation strategies proposed. - Residual impacts as a result of project development have been analysed and are expected to be of low magnitude.	4.4 6.4 6.5 6.6 6.7
Visual Impact and Rural Character - Questions about building types allowed (single family, multi-family, recreational). - Support for lower density to reduce environmental and visual impacts.	- Building types and structures allowed will be the same as the existing Grouped Country Residential in the area and will not introduce new uses. - Policies reinforce native vegetation retention, avoid formal urban-style landscaping, and maintain rural character. - Larger lot sizes and clustered development patterns minimize overall environmental footprint.	5.2 5.3 6.1 6.2 6.3 6.4 6.5

3.0 ENGAGEMENT cont.

3.4. Formal Engagement

To uphold best practices in transparent, participatory planning and to ensure residents and other interested parties were meaningfully involved in refining the proposed ASP, a community open house was held on Monday, August 11, 2025, from 4:00 to 8:00 p.m. at the Blairmore Lion's Pride Club. A Draft of the proposed Area Structure Plan was provided to parties who had registered their intent to participate prior to the open house on July 31, 2025. Approximately 13 participants attended the open house.

Nine presentation boards were on display at the open house and participants were invited to engage in dialogue with the applicant and planning team as well as post 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;
- 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 concerned about the proposed development's impact to wildlife.
- **Water** - Availability of groundwater and capacity for additional well sites was a concern for some participants.
- **Single Access through Adanac Rise** - Concerns were raised that additional traffic for the development being funneled through Adanac Rise would impact residents in the subdivision to the east.

Our response to the concerns outlined above:

Environment - The Biophysical Impact Assessment completed by Beartracks Environmental shows the Plan Area is not located in an Environmentally Significant Area. Beartracks Environmental was notified of the logging to the southeast of the Plan Area, and the question regarding whether or not this would result in wildlife corridors being redirected to the Plan Area. Based on the habitat and topography present in the area, Beartracks indicated that it is unlikely that development of the Plan Area would have any significant impacts on an adjusted movement corridor due to logging operations on other parcels in the area.

It was suggested that municipal reserve be satisfied through dedication of land instead of cash-in-lieu. The method of satisfying municipal reserve is decided by the municipality.

Water - A Phase II Groundwater Study will be required at subdivision to determine availability of groundwater. The number of test wells will be based on the recommendation of a professional hydrologist.

Single Access through Adanac Rise - Discussions at the open house proposed an additional access point to be established at the northeast corner of the Plan Area to reduce the traffic through Adanac Rise. Due to the existing topography of the site and the steep slope in this location, a road would not be able to be built to municipal standards in this area. A Traffic Impact Assessment will be required at subdivision to confirm that additional volumes generated by the development can be supported by the existing road infrastructure.

4.0 TECHNICAL SITE ANALYSIS

4.1. Existing and Surrounding Land Uses

The Plan Area currently has no existing dwelling structures. An existing telecom installation from Tough Country Communications exists on the north border of the property and is used to provide rural internet service to surrounding residents.

An existing private access runs east to west through the property which connects to the existing cul-de-sac at Adanac Rise. This road was previously used to access a gas well drilling pad which is located on the adjacent quarter section to the west.

Surrounding land uses include:

- South: Privately owned quarter section with no dwellings or development.
- East: Established country residential lots, designated GCR-1.
- West: Privately owned quarter-section also owned by Sentry Land Corp.
- North: Privately owned quarter-section designated as Non-Urban District with low-density residential dwellings.

4.2. Topography

The Plan Area slopes from south to north, with elevations ranging from 1,603 metres in the south to 1,323 metres in the northeast.

- The southwest and south portions of the property slope upwards to two rises which run roughly along the south border of the property.
- The northern and eastern parts have gentle slopes, sloping generally towards the north and northeast.



Plan Area Photos

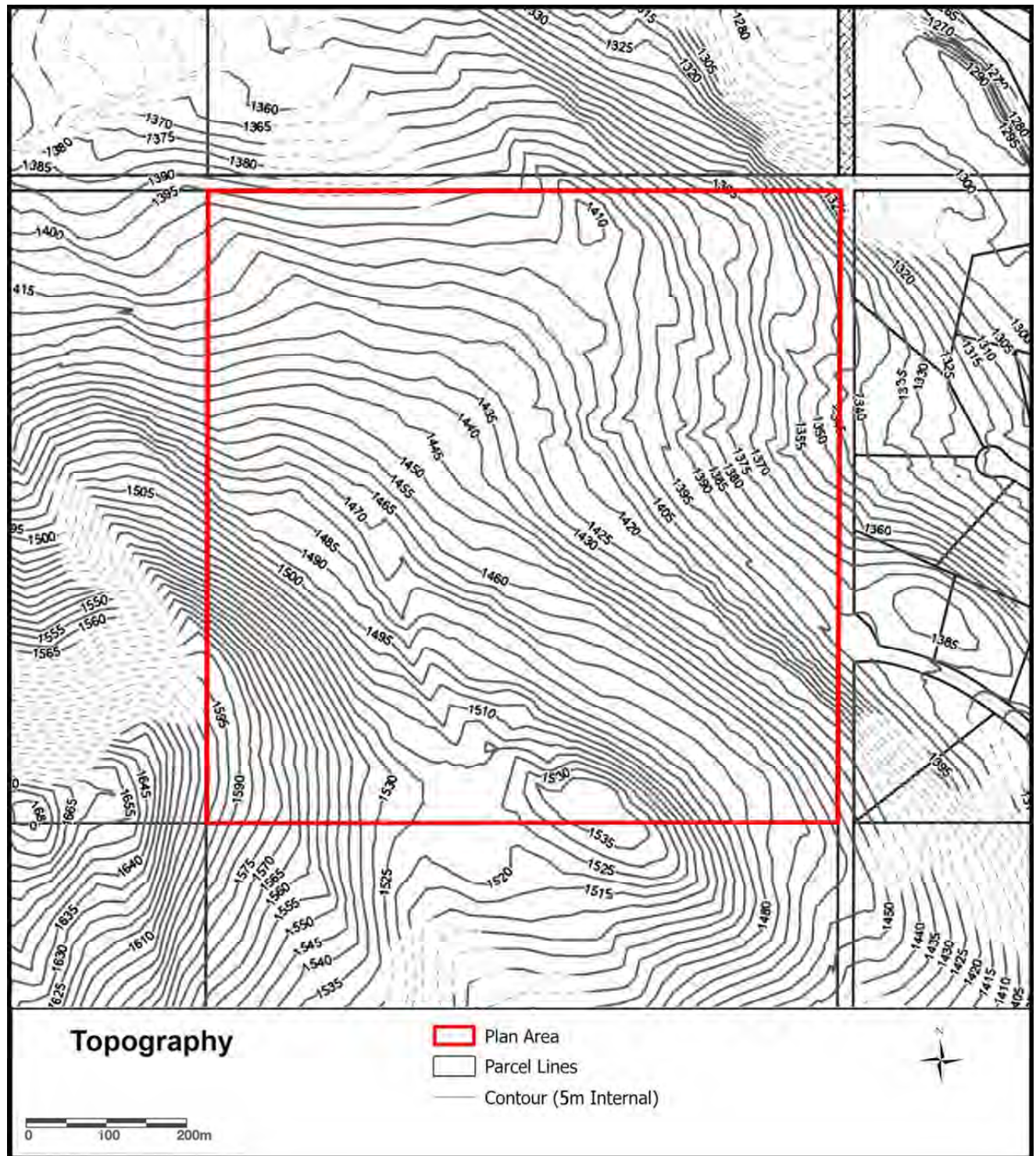


Plan Area Photos



Plan Area Photos

Figure 4. Topography Map



4.0 TECHNICAL SITE ANALYSIS cont.

4.3. Historical and Archaeological Review

A Historical Resources Application (HRA) was submitted to the Ministry of Arts, Culture, and Status of Women on February 27, 2025. Historical Resources Act approval was granted for this development on August 15, 2025.

In accordance with Section 31 of the Historical Resources Act, the ASP will include the following policy:

- a. "...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 Impact Assessment (BIA) was completed by Beartracks Environmental Services in support of the ASP. The purpose of the BIA was to identify valued ecosystem components (VECs) and environmentally sensitive features that may influence the future layout and development of the Plan Area.

The BIA consisted of a desktop level assessment in April 2025, a site visit by a qualified professional biologist in May 2025, and completion of the final BIA in June 2025.

The BIA evaluated the Plan Area (identified as the Local Study Area or LSA in the BIA) as well as the surrounding area (identified as the Regional Study Area or RSA in the BIA).

No water features or wetlands were identified in the Plan Area and the site is not located within a mapped wildlife corridor.

The Plan Area was evaluated on four broad criteria including: (1) focal species, species groups, or their habitats; (2) rare, unique, or focal habitat; (3) ecological integrity; and (4) contribution to water quality or quantity.

In order to be deemed an Environmentally Significant Area (ESA), a quarter section must receive a summed score of greater than 0.189. The quarter section of the Plan Area receives a score of 0.072 and therefore is not considered an ESA.

The site was evaluated for potential impacts of construction and development to Valued Components (VC), as well as proposed mitigation strategies. The majority of the VCs in the RSA have been previously impacted by historic anthropogenic activities in the area as well as wildfires (most recently the Lost Creek fire in 2003). Based on the residual impacts analysis conducted as part of the BIA, residual impacts as a result of project development are expected to be of low magnitude and not significant.

The Plan Area, as well as the one kilometre setback buffer, do not fall within the defined ecological corridor overlay developed for the Crowsnest Pass area by the Miistakis Institute (Figure 6).

The Plan Area also falls outside of the coarsely defined wildlife corridors shown in the Crowsnest Pass MDP (Figure 5). The Key Wildlife and Biodiversity Areas (KWBA) and grizzly bear core zone are outside of the Plan Area. The goat and sheep disease buffer zone falls within the Plan Area, and the BIA highlights that no species at risk were observed during fieldwork.

Beartracks Environmental Services was notified of a blue heron colony that was discovered during logging operations on parcels outside the Plan Area to the southeast, and produced an additional revision to the BIA to address this concern. Several disturbances exist between the colony and the subject property which include residential developments and roads. In addition, due to the distance of the colony to the property and because there will likely be no line of sight between the colony and the Plan Area due to height of land, it is not anticipated that project development will negatively impact the success of the colony. Even so, mitigation for working around a heron colony is provided in the BIA.

4.0 TECHNICAL SITE ANALYSIS cont.

Figure 5: Figure 9 from Crowsnest Pass MDP showing linkage corridors and Plan Area

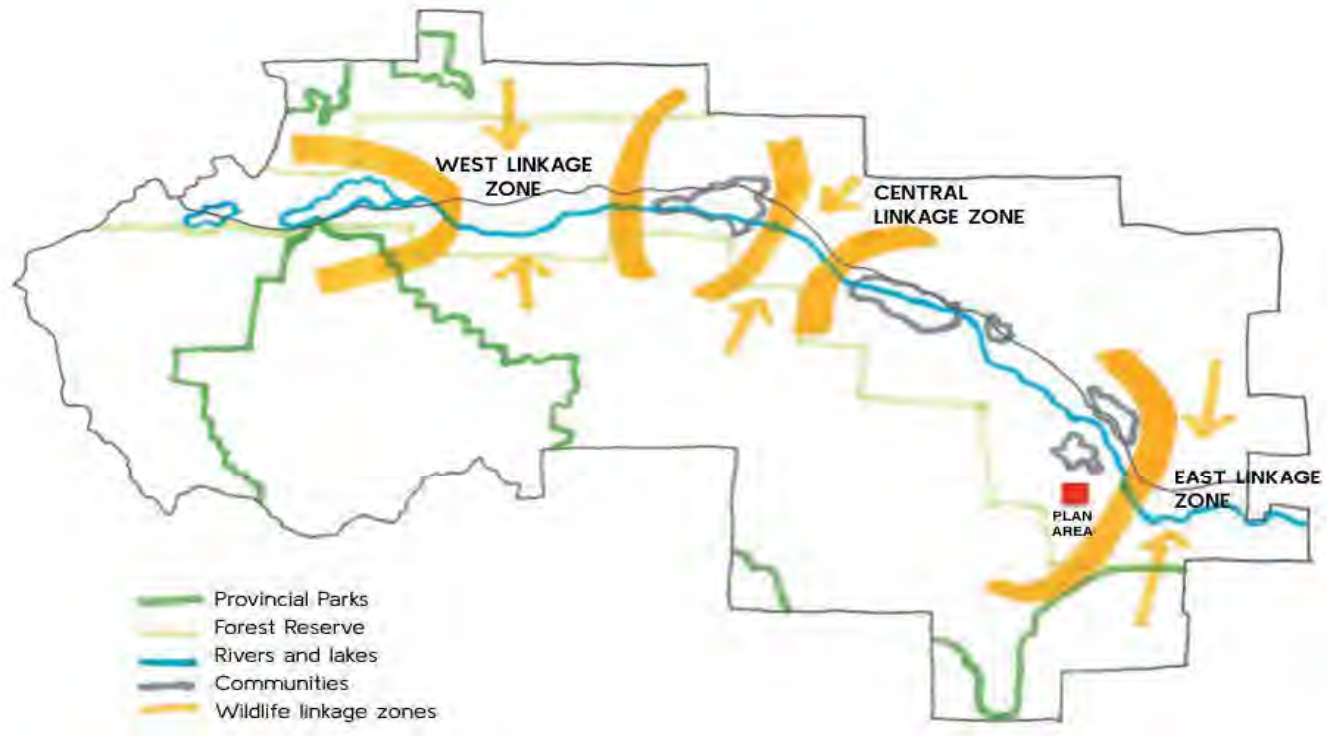
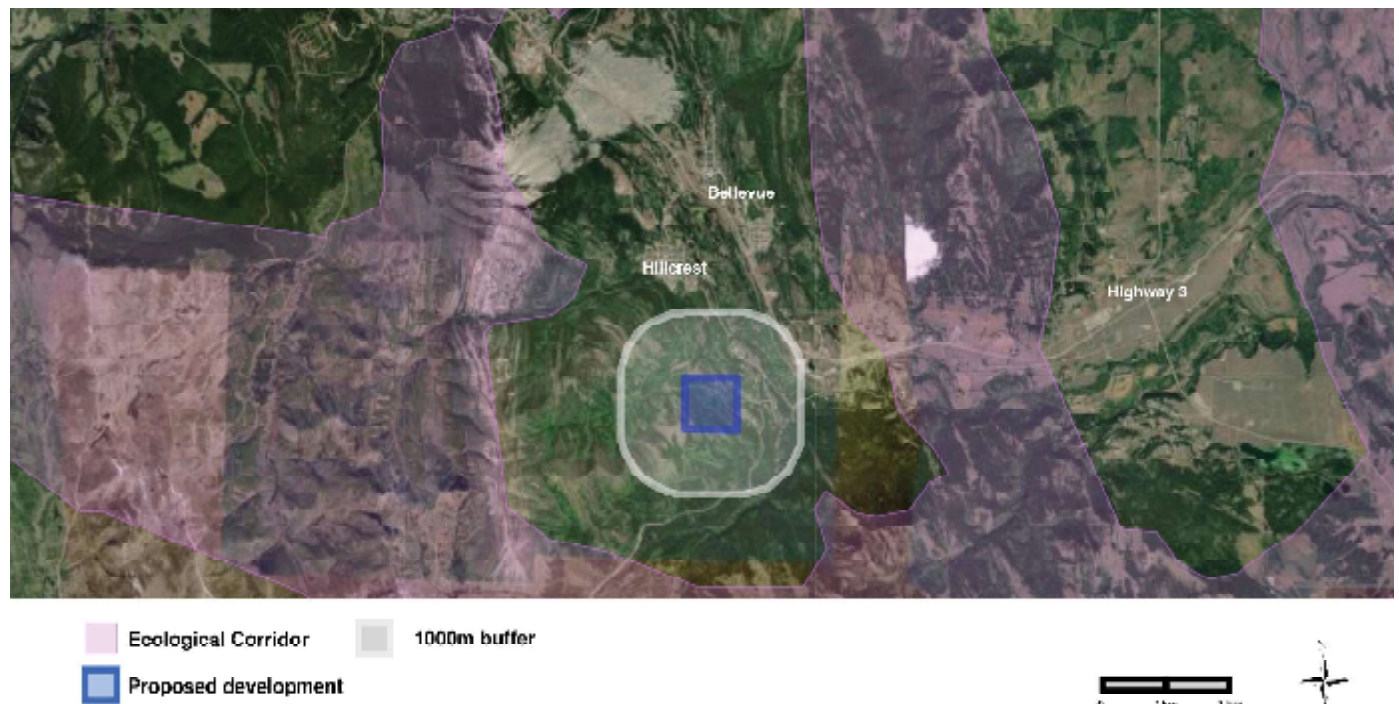


Figure 6. Plan Area location in relationship to defined ecological corridors defined by the Miistakis Institute



4.0 TECHNICAL SITE ANALYSIS cont.

4.5. Geotechnical Assessment Report

A Geotechnical Assessment Report was completed by ParklandGEO in June 2025 to assess soil conditions, groundwater characteristics, and building foundation feasibility for the proposed country residential development within the Plan Area. The investigation included excavation of 14 test pits, laboratory testing of soil samples, and installation of groundwater monitoring standpipes to evaluate subsurface profiles and hydrological conditions. The geotechnical review confirmed the feasibility for on-site septic systems.

Subsurface Conditions

The Plan Area is underlain by topsoil overlying clay till, sand, and bedrock or bedrock at surface. Clay till was the prominent soil found beneath the superficial topsoil layer.

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. Final septic designs will need to be tailored to site-specific conditions, at the time of obtaining a private sewage disposal system (PSDS) permit for each parcel.

Slopes

Steeper slopes are present at inclinations of about 1.5 to 1.8 H:V (horizontal to vertical) at the south and southwestern property boundaries. While no major slope stability concerns were identified, it is recommended that structures are set back from the crest or toe of the slope by at least the distance equal to the total height of slope at that location.

4.6. Groundwater Availability Assessment Report

A Phase I Groundwater Supply Assessment was completed by Arletta Water Resources in April 2025 to evaluate the feasibility of supplying individual water wells for the proposed country residential subdivision within the Plan Area. The study involved evaluation of the bedrock geology and water availability using existing water well drilling reports, pumping test data, and water chemistry reports.

The uppermost strata in the area consists of colluvium deposits followed by interbedded sandstone and shale. Groundwater in the area is sourced primarily from sandstone and shale aquifer units. The best aquifer targets for future well sites are likely between 60 to 100 metres below ground level.

Based on available pumping test data, the diversion of 1,250m³ per year for household use on each lot will not interfere with any household users, licensees, or traditional agriculture users who exist when the subdivision is approved.

Groundwater chemistry reports from wells in the area were evaluated to determine baseline water chemistry characteristics. The groundwater in the area has low solute concentrations and is likely suitable to meet drinking water quality standards. It is recommended that a sample from future supply wells be collected and analyzed prior to long-term use to ensure the water meets drinking water quality standards.

It is recommended that a Phase II Groundwater Supply Assessment is performed prior to, or as a condition of, subdivision approval including the drilling of two supply wells on site and completion of pumping tests to confirm geology and aquifer yields below the site.

4.0 TECHNICAL SITE ANALYSIS cont.

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. Based on the groundwater availability assessment report and existing groundwater conditions, long-term groundwater yield is sufficient. 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. The existing road has culverts placed at various locations, but these were likely not engineered through a formal study and have not been maintained.

A Master Drainage Plan was produced by McElhanney to satisfy regional and provincial requirements related to stormwater management. Included in the report is a discussion of the pre-development and post-development drainage conditions, design conditions, design criteria, and proposed drainage strategy. Additional stormwater design will be required at time of subdivision.

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. These conditions reflect the rural, undeveloped nature of the site and its ability to retain and filter surface water through natural hydrological processes.

Hydrologically, the Plan Area is divided into two sub-catchments: the eastern sub-catchment covers approximately 41.5 hectares, and the western sub-catchment covers approximately 23.2 hectares.

Road source controls described in the Master Drainage Plan are recommended to be designed during the detailed design phase of this project to prevent ponding and maintain pre-development flow paths.

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. Detailed stormwater design will be provided at time of subdivision.

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.

4.8. Alberta Energy Regulator Abandoned Infrastructure

A search of the AER records using the Abandoned Well Map Viewer and the Coal Mine Map Viewer indicate that there are no abandoned gas wells or coal mines present within the Plan Area.

4.0 TECHNICAL SITE ANALYSIS cont.

4.9. Existing Transportation Networks

The Plan Area is currently accessed via an existing municipal road to the east: Adanac Rise. An existing unmaintained road that was previously used to access a gas well drilling site runs across the property from east to west.

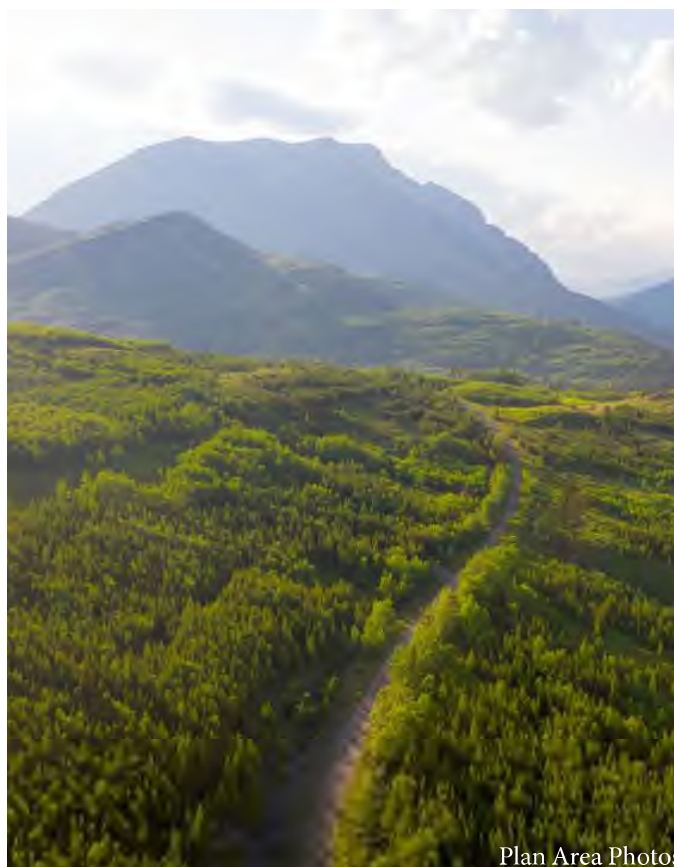
To support the proposed subdivision, the existing private access will need to be widened and upgraded to municipal standards. Additional spur roads will be constructed to access lots in the far south and north of the Plan Area.

The internal roads are 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 not expected to generate traffic volumes that would materially impact the operational capacity of Adanac Road, Adanac Rise, or the broader rural road network. In alignment with standard transportation planning practice, a Traffic Impact Assessment (TIA) is not required for this ASP. A TIA is required at subdivision stage.

At the time of subdivision, modifications to the intersection of Adanac Road and Adanac Rise may be required to address the existing intersection angle, which currently exceeds 90 degrees. The Developer may be responsible for undertaking intersection improvements to achieve safe geometry and sightlines, to the satisfaction of the Municipality.

In addition, 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.



5.0 LAND USE CONCEPT

5.1. Land Use Concept Overview

The Land Use Concept for the Bear Valley 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 Figure 7, the Land Use Concept Map.

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

5.2. Country Residential

A suitable Country Residential designation will be selected at the time of rezoning to accommodate the low-density rural residential development that is intended for the Plan Area. 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, as defined by the yard setbacks prescribed within the applicable land use district, provide vegetated corridors located along the perimeter of the Plan Area and adjacent to internal local roads and the proposed laneway. These buffers serve multiple purposes:

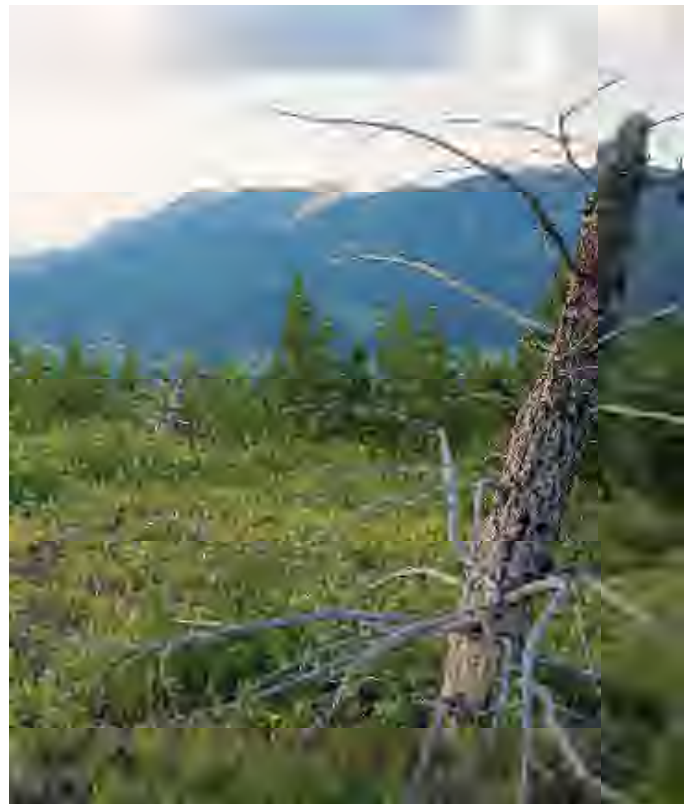
- Visual screening to soften the appearance of development from surrounding lands;
- FireSmart function as a transitional firebreak, using fire-resistant landscaping and strategic vegetation management to reduce wildfire risk at the wildland residential interface.

- Rural character preservation by retaining native vegetation and avoiding formal urban-style fencing or landscaping.

5.4. Access to Surrounding Land

The parcel to the west of the Plan Area is also owned by Sentry Land Corp, and is currently used by surrounding residents to access crown land farther to the west. It is proposed that a cul-de-sac be included in the road design to allow for an area to turn around and to park, similar to the current cul-de-sac that currently exists at the east end of the Plan Area at the end of Adanac Rise.

This cul-de-sac will allow residents to continue to access the quarter section to the west. Signs will be posted to indicate that Sentry Land Corp. is not responsible for injuries/accidents, and a gate will be installed which will prevent motorized vehicle traffic, but will have a gap to continue to allow public pedestrian and mountain bike access.



5.0 LAND USE CONCEPT cont.

5.5. Land Use Statistics

Of the total 64.7-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.

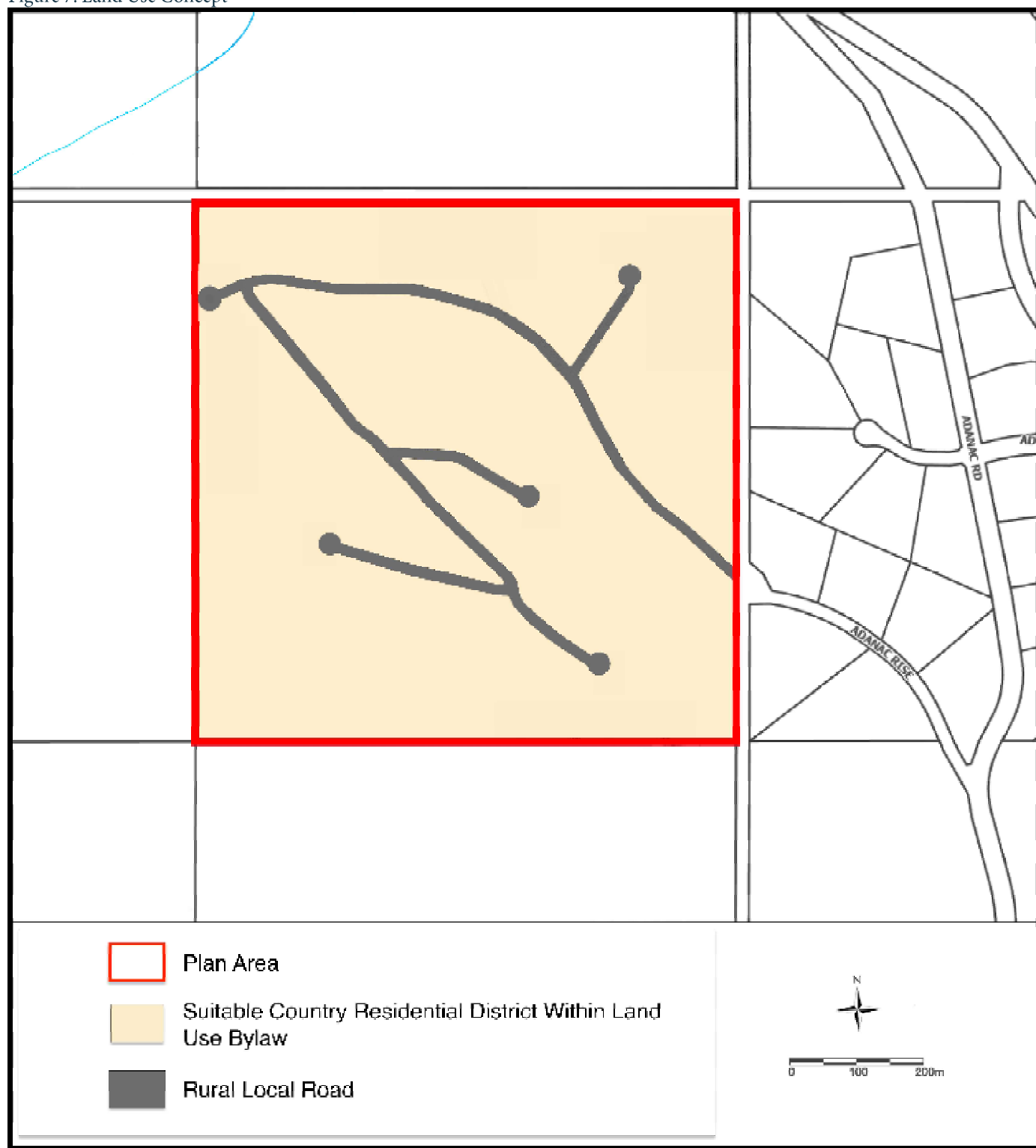
Land Uses	Area (hectares)	Percentage of Gross Developable Area
Plan Area	64.7	100%
Gross Developable Area	64.7	100%
Country Residential	59.52	92%
Road Right-of-Way	5.18	8%
Municipal Reserve*	0	0%
Environmental Reserve**	0	0%

*Municipal Reserve to be provided as cash-in-lieu in place of 10% land dedication as directed by the Municipality.

**There is no Environmental Reserve proposed to be dedicated in the Plan Area.



Figure 7. 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.
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 a suitable Country Residential 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 has approved a variance to a development standard.
3. Maximum Residential Lot Yield: The net residential developable area is approximately 59.57 hectares (147 acres). Given the minimum lot size of 1.2 hectares (3 acres) for unserviced lands, a maximum of 49 lots may be developed, subject to Municipal subdivision approval. Due to the steep slopes existing in the south and southwestern portions of the plan area, it is expected that actual lot yield will be less than 40 lots, with larger lots in the south portion of the Plan Area.

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 slopes that are too steep to build. In such cases, the total lot size may exceed 2.02 hectares, 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. Building near slopes must follow the recommendations of the geotechnical study undertaken as part of this ASP (ie. the setback distance from the crest and toe of a slope must be at least equal to the height of the slope at the building location).
8. 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; and
 - c. Architectural forms that blend with the natural setting.

Lighting

9. To preserve dark sky conditions and reduce rural light pollution:
 - a. Outdoor lighting should be downward-shielded and motion-activated where practical; and
 - 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 Municipality's FireSmart Bylaw and Safety Codes Permit Bylaw.
2. Due to the Lost Creek fire in 2003, the majority of the Plan Area is new growth, with two small stands of older growth forest along the far south edge of the boundary. 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.
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.
6. Individual lot landscaping should:
 - a. Retain natural ground cover and topsoil as much as possible;
 - b. Include permeable surfaces (gravel, mulch, wood chips) for driveways and paths; and
 - 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 (DBH) greater than 60 centimetres, 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;
 - b. Minimal formal ornamental landscaping; and
 - c. Integration with existing vegetation and terrain.

6.5. Landscape Buffer

1. A landscape buffer should be maintained in the form of yard setbacks as specified in the Land Use Bylaw.
2. No development is permitted within the Landscape Buffer, unless a variance is approved by the Development Authority, 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 Landscape Buffer 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;
 - c. Encourage native landscaping to soften visual impact, enhance privacy, and preserve the rural character;
 - d. Provide visual screening from public viewpoints and adjacent properties; and



6.0 LAND USE POLICIES cont.

- e. Allow for berms or mounds to enhance noise and light buffering.
- 4. The Landscape Buffer should also function as a transitional firebreak and should:
 - 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; and
 - d. Maintain low vegetation such as mowed grass and avoid storing combustible materials in buffer zones.
- 6. Soil erosion and sedimentation should be minimized by employing the use of erosion and sediment control devices (e.g. silt fencing) when warranted by site conditions (e.g. heavy rainfall events).
- 7. Prohibited noxious weeds must be actively prevented and removed, consistent with Alberta’s Weed Control Act.

6.6. Environmental Management

- 1. Vegetation removal should be scheduled outside the migratory bird nesting window (April 15 – August 31).
- 2. 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 should follow Alberta Conservation Society guidelines for wildlife-friendly fencing including maximum top wire height, minimum bottom wire height, and smooth top and bottom wires.
- 3. Prohibit disturbance to raptor nests between May 1 and September 1, unless confirmed inactive through a qualified survey.
- 4. Areas of disturbed soil should be stabilized and seeded as soon as possible following construction.
- 5. Where possible, construction should refrain from removing mature trees.

6.7. Municipal & Environmental Reserves

- 1. The gross developable area within the Plan Area is approximately 64.7 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), or pay cash-in-lieu equal to 10% of the value of the land, resulting in a total MR dedication requirement of 6.47 hectares.
- 2. The Municipal Reserve is to be provided as cash-in-lieu at the subdivision stage, equivalent to the value of 6.47 hectares.
- 3. There is no Environmental Reserve proposed to be dedicated in the Plan Area. Once the ASP is adopted by bylaw, it shall be an agreement for the purposes of s. 664.1(2)(a) of the MGA.

7.0 TRANSPORTATION

7.1. General Policies

1. The proposed transportation network, as illustrated in Figure 8: 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 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. 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 access standards.
4. 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.

5. Road design will comply with the maximum design slope of municipal roads in accordance with the Municipality of Crowsnest Pass Engineering and Development Standards.

7.3. 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 for the Area Structure Plan, but will be required by Alberta Transportation and Economic Corridors at the subdivision stage.

7.4. Safety

1. The existing stop sign at the intersection of Adanac Road and Adanac Rise shall remain.
2. A clear sightline triangle must be maintained at all internal intersections and driveway access points. All new driveway locations shall meet municipal sight distance requirements.

7.5. Property Approaches

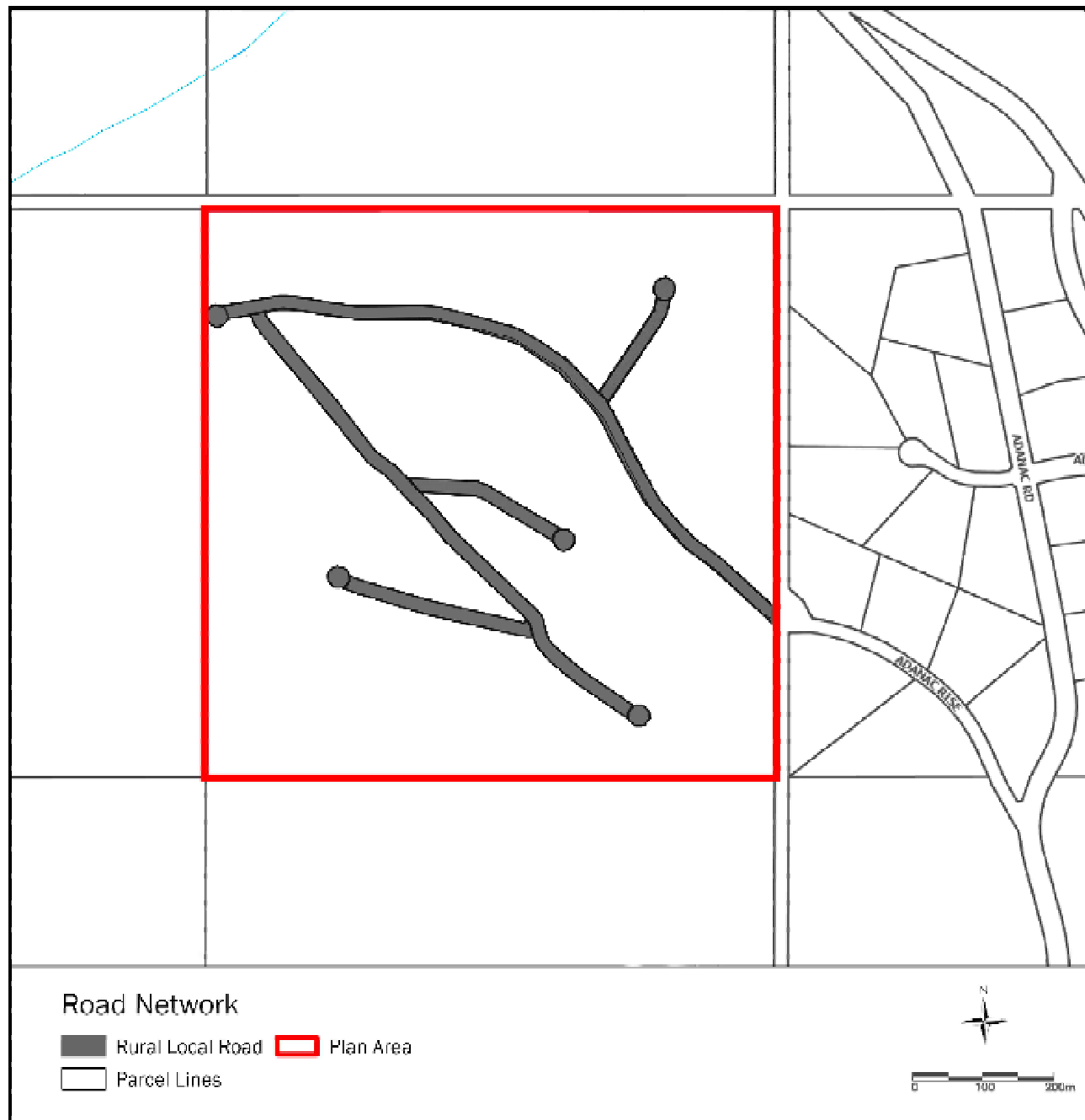
1. All property approaches shall be constructed by the respective property owner at the time of development.
2. Property approaches shall include a culvert, designed to the satisfaction of the Municipality. Culvert size, material and placement should be determined based on site-specific drainage conditions, shall adhere to all municipal standards, and must not impact municipal infrastructure.

7.6. Excavation Practices

1. All excavation activities related to road construction and approach development shall be undertaken in accordance with the recommendations of the Biophysical Assessment and Geotechnical Report prepared in support of this ASP.

7.0 TRANSPORTATION cont.

Figure 8. 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 Municipality's Engineering and Development Standards, and this ASP and the biophysical assessment and geotechnical assessment prepared for it.

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. Well water may only be used for household purposes in accordance with statutory household rights established in the Alberta Water Act, with a maximum withdrawal of 1,250 m³/year per household.
3. All private water systems must be:
 - a. Fully contained within the property boundaries they serve;
 - b. Located, operated, and maintained in accordance with provincial legislation and health regulations; and
 - c. Provided in accordance with a Phase II Groundwater Supply Assessment at subdivision stage.
4. All proposed lots in the subdivision applications relying on wells should have a completed water well and a 48-hour minimum duration pumping test, with results analyzed and certified by a qualified hydrogeologist.
5. All well water should be tested for compliance with Health Canada's Guidelines for Canadian Drinking Water Quality (GCDWQ). Where limits are exceeded (e.g., iron, fluoride, sodium, turbidity), lot owners shall be responsible for on-site water treatment systems.
6. As a condition of subdivision approval, the recommendations of the groundwater supply assessment provided in support of this ASP shall be followed when developing wells, including

the drilling of a minimum of two test wells and submission of a Phase II Groundwater Assessment to confirm long-term viability and capacity of groundwater supply.

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 low-lying areas only where such discharge:
 - a. Maintains the hydrologic integrity of the receiving feature; and
 - b. Is approved through a Stormwater Management Plan (SWMP) and applicable provincial regulations.
2. At the time of subdivision 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; and
 - d. Erosion and sediment control plans.
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 points;
 - d. Be vegetated or armored with erosion-resistant materials where necessary; and
 - e. Maintain positive drainage flow without impeding driveway access or creating standing water.



8.0 UTILITIES cont.

4. Ditch and culvert design shall comply with the Municipality's Engineering and Development Standards. Driveway access to individual lots shall include the installation of a culvert that meets Municipal standards and approval.
5. Where possible, the stormwater system should incorporate Low-Impact Development (LID) practices, including:
 - a. Shallow swales or bioswales;
 - b. Grass buffers and naturalized drainage corridors;
 - c. Level spreaders or infiltration trenches; and
 - 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, without on-site retention (source control). Instead, runoff shall be:
 - a. Contained within each lot;
 - b. Directed into vegetated swales, infiltration trenches, or the roadside ditch network; and
 - c. Managed to avoid concentration of flow that may cause erosion or ponding.
7. Stormwater runoff from individual lots should be retained and managed on-site to the extent feasible, using naturalized or engineered methods. Individual property owners will be responsible for providing adequate stormwater management on site in accordance with the Alberta Water Act and the Environmental Protection and Enhancement Act.
8. A construction-phase erosion and sediment control (ESC) plan may be required for all phases of subdivision, ensuring that sediment-laden runoff does not reach roads, ditches, or environmentally sensitive areas.
9. 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; and
 - c. Site-specific geotechnical and hydrogeological conditions identified through subdivision and development applications.
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 septic field or alternative system exists outside of building envelopes and water wells; and
 - 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 Private Sewage 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); and
 - 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.

8.0 UTILITIES cont.

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; and
 - c. Demonstrate compliance with all applicable provincial and municipal regulations, including required setbacks from 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.
- dedicated utility corridors to ensure orderly installation, access for maintenance, and to avoid conflict with other infrastructure.

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); and
 - 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
4. Utility alignments shall be coordinated between service providers and the Municipality at the time of detailed design and may include:
 - a. Joint-use trenching strategies;
 - b. Use of utility easements registered on title where off-road placement is unavoidable; and
 - c. Utility pole siting to maintain road and drainage function.
5. Above-ground utility infrastructure (e.g., pedestals, transformers, meters) should be:
 - a. Located to minimize visual and functional conflicts with driveways and landscaping; and
 - 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



8.0 UTILITIES cont.

permitted within utility easements. These areas must remain accessible for inspection, repair, and future upgrades.

9.0 IMPLEMENTATION

The Bear Valley ASP provides a high-level policy framework to guide future subdivision, land use re designation (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 Municipal Development Plan, 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; and
- 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 intends to introduce a land use district other than a country residential district; and/or
- There is a substantial increase in residential density beyond the limits supported by the technical assessments.

9.0 IMPLEMENTATION cont.

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 Adanac Rise and internal rural road construction;
- Logical servicing connections; and
- Market demand for country residential lots.

While no detailed staging plan is required at this time, development will generally proceed from east to west and north to south, starting with the area most accessible to Adanac Rise. 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.

9.3. 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 a suitable Country Residential district, or another suitable district in alignment with the Land Use Bylaw.

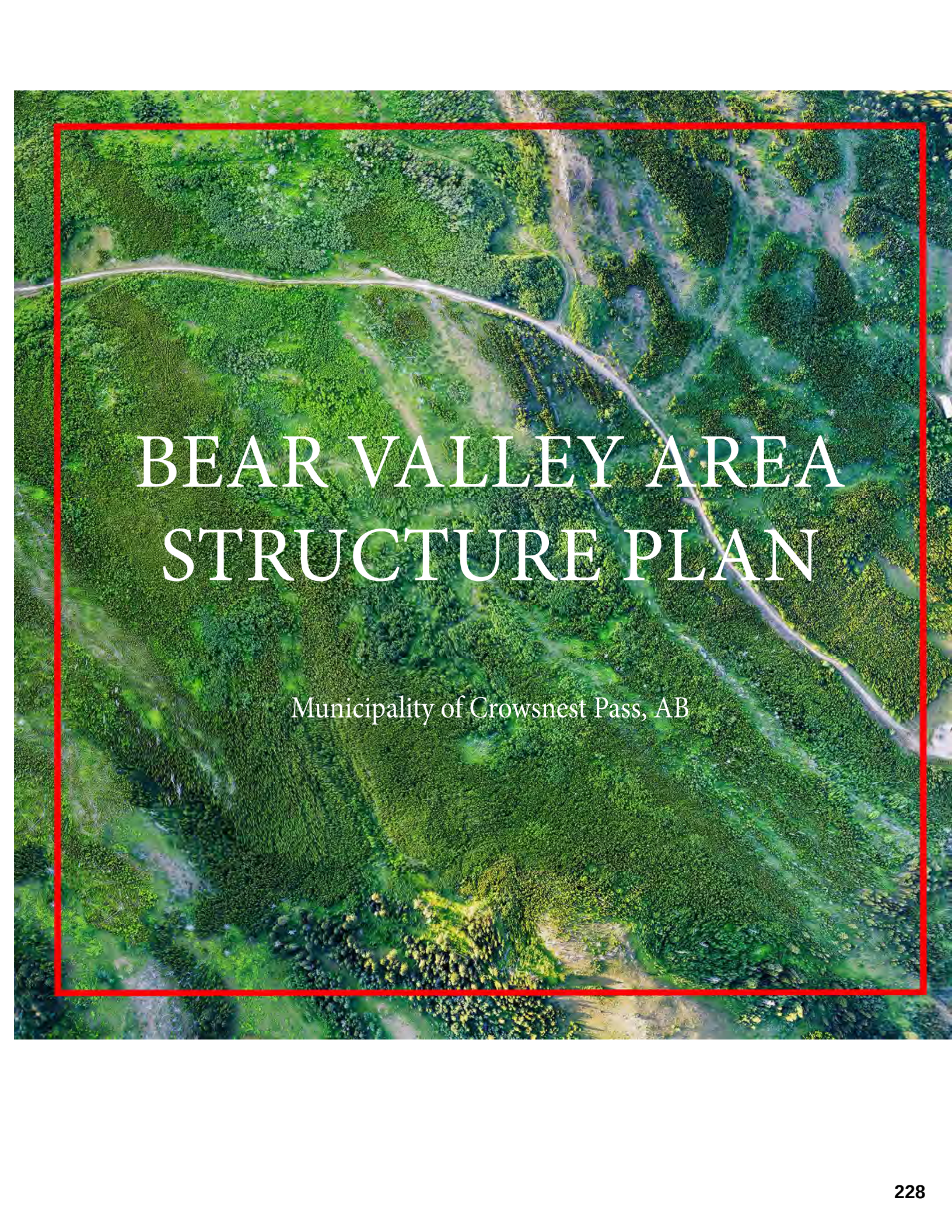
Subdivision applications will be reviewed and evaluated based on the following criteria:

- Conformance with the Land Use Concept and policies outlined in this ASP;
- Compliance with the Municipal Development Plan and Land Use Bylaw;
- Fulfillment of applicable engineering design standards and environmental protection requirements; and

- 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;

An aerial photograph of a dense, green forest. A light-colored, winding road or path cuts through the trees, starting from the upper left and curving towards the lower right. The forest is thick with various shades of green, suggesting different types of trees and undergrowth. The entire image is enclosed within a thin red rectangular border.

BEAR VALLEY AREA STRUCTURE PLAN

Municipality of Crowsnest Pass, AB



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.h

Subject: 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) - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1241, 2025.

Executive Summary:

Bylaw 1241, 2025 proposes to redesignate the NE-8-7-3-W5M in accordance with the land use concept in Bylaw 1240, 2025 the Bear Valley Area Structure Plan (which is elsewhere on this Council agenda for second and third readings).

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.

Bylaw No. 1165, 2023, as amended.

Discussion:

Over the past several months the landowner has developed the Bear Valley Area Structure Plan (ASP) for the lands legally described as the NE-8-7-3-W5M, containing ±64.7 ha (160 acres). The ASP proposes 40 to 49 country residential parcels on the land that is adjacent to the west of the existing Adanac Subdivision. Bylaw 1240, 2025 elsewhere in this Council agenda proposes the adoption of the Bear Valley ASP as a framework for redesignation and future subdivision and development.

Bylaw 1241, 2025 proposes to redesignate the subject property to facilitate the implementation of the Bear Valley ASP.

Subdivision of the land in accordance with the ASP will follow if and when Council adopts Bylaw 1240, 2025 and Bylaw 1241, 2025.

Analysis of Alternatives:

1. Council may give second and third readings to Bylaw 1241, 2025.
2. Council may make any revisions to the bylaw that they deem appropriate before giving second and third readings to Bylaw 1241, 2025.
3. Council may defeat Bylaw 1241, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1241, 2025.docx](#)

[Bylaw 1241, 2025 - redesignation map.pdf](#)

[Bylaw 1241, 2025 - redesignation map \(aerial\).pdf](#)

MUNICIPALITY OF CROWSNEST PASS
Bylaw 1241, 2025
LAND USE BYLAW AMENDMENT – Redesignate the NE-8-7-3-W5M

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

WHEREAS the Council of the Municipality of Crowsnest Pass wishes to redesignate the lands legally described as the NE-8-7-3-W5M, containing ± 64.7 ha (160 acres), from “Non-Urban Area – NUA-1” to “Grouped Country Residential – GCR-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” district.

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

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

1. The Land Use District Map be amended to redesignate the lands legally described as the NE-8-7-3-W5M, containing ± 64.7 ha (160 acres), from “Non-Urban Area – NUA-1” to “Grouped Country Residential – GCR-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.

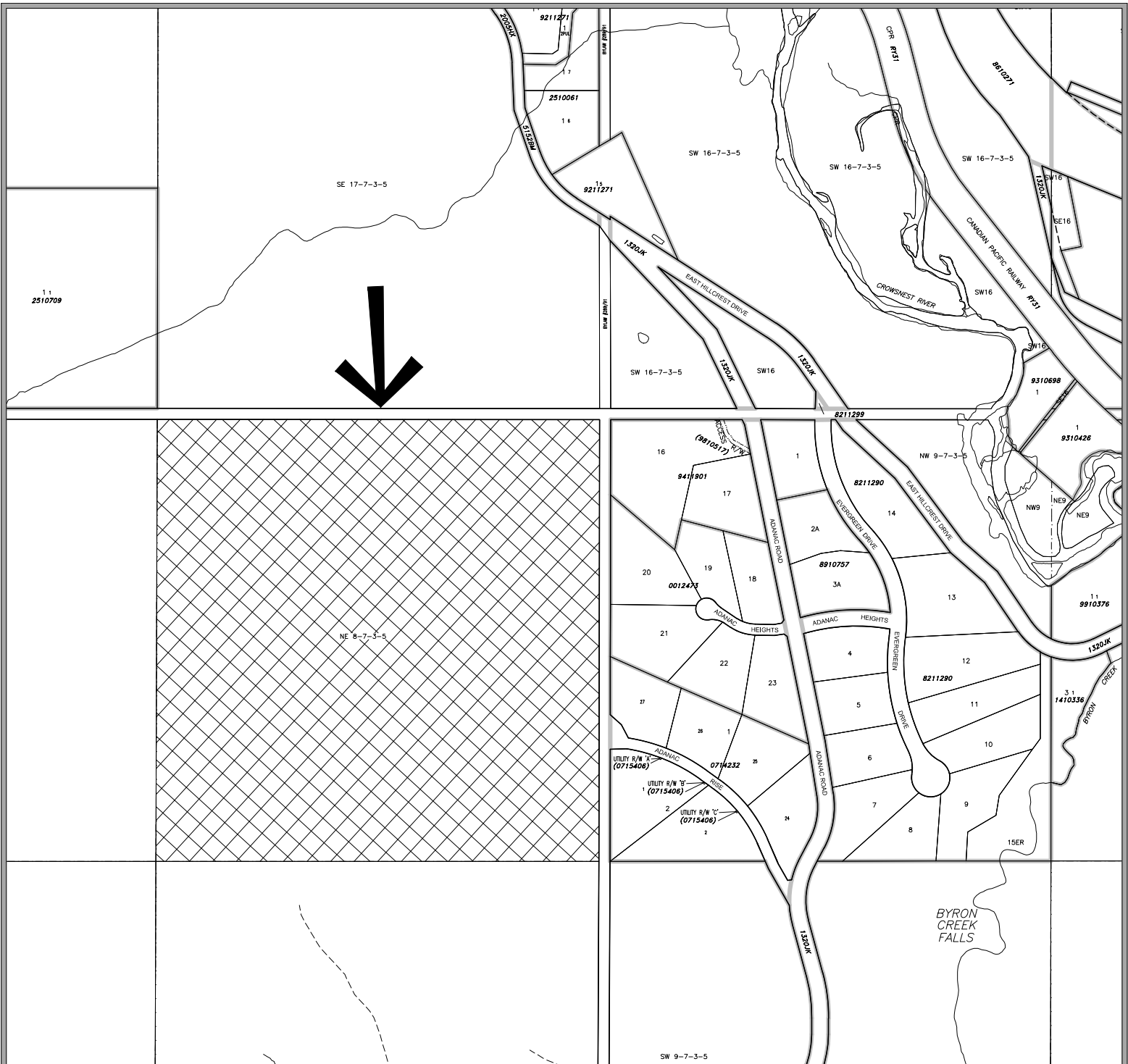
READ a **first** time in council this _____ day of _____ 2025.

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

NE 1/4 SEC 8, TWP 7, RGE 3, W 5 M

MUNICIPALITY: CROWNEST PASS

DATE: AUGUST 20, 2025

Bylaw #: 1241, 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"



Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: NON-URBAN AREA – NUA-1
TO: GROUPED COUNTRY RESIDENTIAL – GCR-1

NE 1/4 SEC 8, TWP 7, RGE 3, W 5 M
MUNICIPALITY: CROWSNEST PASS
DATE: AUGUST 20, 2025

Bylaw #: 1241, 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"



Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.i

Subject: Bylaw 1242, 2025 - Land Use Bylaw amendment and subdivision conceptual scheme - redesignate and subdivide portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres) in total (Byron Hills lands in Hillcrest) - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1242, 2025, with the understanding that Bylaw 1242, 2025 includes the Conceptual Scheme for Subdivision for portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres), dated August 11, 2025, pursuant to the *Municipal Government Act* section 653(4.1) and the *Matters Related to Subdivision and Development Regulation* [AB Regulation 84/2022 section 7(8)].

Executive Summary:

Byron Hills Resources Ltd. (the applicant) owns portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres) in total, in Hillcrest. The applicant proposes to dispose of its land inventory in Hillcrest and, in collaboration with Municipal Administration, determined that it is prudent to redesignate and subdivide these lands for long-term planning purposes.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws, and section 653(4.1) and (6.1)(a) Conceptual Scheme.

Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)].

Bylaw No. 1165, 2023, as amended.

Bylaw 1059, 2020 Municipal Development Plan.

Discussion:

The applicant prepared a conceptual scheme to illustrate its intent with the proposed land use redesignations and subdivision (see attached). The applicant proposes to redesignate and subdivide the lands legally described as portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±28.159 (69.59 acres), from “Non-Urban Area – NUA-1” to “Recreation and Open Space – RO-1” [±0.624 ha (1.54 acres)], “Grouped Country Residential – GCR-1” [±4.0 ha (9.88 acres)], “Industrial – I-1” [±5.827 ha (14.4 acres)], and “Future Urban Development – FUD” [±17.37 ha (42.9 acres)], including 0.338 ha (0.84 acres) for road purposes.

The proposed subdivision includes the dedication of road allowance to the Municipality to formalize an existing access along the river into the property that accommodates the Hillcrest sewage lagoons. The proposed subdivision also includes the dedication of Municipal Reserves to the Municipality to accommodate an existing stormwater facility, the existing signage at the intersection of 8 Avenue and 9 Avenue, and land between the proposed road and the river/existing Environmental Reserve.

A portion of the subject lands correspond to a portion of the Hillcrest Growth Node identified in the Municipal Development Plan for future urban expansion (see attached MDP - Hillcrest Community Profile). Portions of the lands are subject to a development setback from the former nuisance grounds and the sewage lagoons. The setback distance for the nuisance grounds has been reduced to 50m from the buried waste. A portion of the lands that is subject to a setback from the sewage lagoons is predominantly proposed for industrial use (which is not subject to the setback requirement). A small portion of the land portion that is identified for "Future Urban Development" east of 9 Avenue may require a setback variance prior to further subdivision and development, depending on the nature of the uses proposed for this area when further detailed planning is undertaken.

The public hearing for Bylaw 1242, 2025 included a hearing for the conceptual scheme for the proposed subdivision. Section 653 (4.1) and (6.1) of the Municipal Government Act provides for such a public hearing (the MGA refers to it as a "subdivision hearing"). The MGA provides that when a conceptual scheme is adopted by a Council after a public hearing was held and the persons to whom the subdivision authority must typically send a copy of a complete subdivision application were notified of the public hearing for the conceptual scheme and it was referred to them, further notification of those persons when the subdivision application is made, is not required (provided of course that the subdivision application corresponds with the adopted conceptual scheme).

The conceptual scheme and notice of the public hearing were referred to all those adjacent landowners who would typically be notified of a subdivision application. These landowners will not be notified again when the subdivision application is referred.

Grazing Land

Jeremy and Cindy Newman made the Municipality aware that they have been leasing a portion of the subject land from Byron Hills for the past 12 years as grazing land. They have fenced the property at their own cost. See the attachment "Jeremy and Cindy Newman - grazing land". Bylaw 1242, 2025 and the associated conceptual scheme proposes that this piece of land is dedicated to the Municipality as

Municipal Reserve. If that occurs, the Newmans will not be able to continue leasing the land from the Municipality as the new owner, because the Municipal Government Act provides that MR must be closed before it is disposed of in any manner (sale or lease). The Newmans' lease of the subject lands with Byron Hills Resources Ltd. is only valid until December 31, 2025 (refer to the revised Conceptual Scheme attached, from the applicant - red boxed text on the bottom of page 1 and the top of page 2). The portion that the Newmans lease is a wetland with environmentally significant features and probably should not be used for grazing cattle or horses. **Council should consider that the proposed bylaw, the conceptual scheme, and the dedication of MR is in the overall greater public interest, pursuant to section 617 of the Municipal Government Act.**

Analysis of Alternatives:

1. Council may give second and third readings to Bylaw 1242, 2025 and adopt the Conceptual Scheme for Subdivision for portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres), dated August 11, 2025, pursuant to the *Municipal Government Act* section 653(4.1) and the *Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)]*.
2. Council may make any changes to the bylaw that they deem necessary before giving second and third readings to Bylaw 1242, 2025.
3. Council may defeat Bylaw 1242, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1242, 2025.docx](#)

[Bylaw 1242 2025 - redesignation map.pdf](#)

[Bylaw 1242 2025 - redesignation map \(aerial\).pdf](#)

[Byron Hills Conceptual Scheme for Subdivision - August 11 2025.pdf](#)

[MDP - Hillcrest Community Profile.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
Bylaw 1242, 2025
LAND USE BYLAW AMENDMENT – Redesignate NW,SW 20-7-3-W5M

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

WHEREAS the Council of the Municipality of Crowsnest Pass wishes to redesignate the lands legally described as portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±28.159 (69.59 acres), from “Non-Urban Area – NUA-1” to “Recreation and Open Space – RO-1” [±0.624 ha (1.54 acres)], “Grouped Country Residential – GCR-1” [±4.0 ha (9.88 acres)], “Industrial – I-1” [±5.827 ha (14.4 acres)], and “Future Urban Development – FUD” [±17.37 ha (42.9 acres)], including 0.338 ha (0.84 acres) for road purposes, 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 “Recreation and Open Space – RO-1”, “Grouped Country Residential – GCR-1”, “Industrial – I-1”, and “Future Urban Development – FUD” districts.

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

AND WHEREAS the public hearing for Bylaw 1242, 2025 included a hearing for the Conceptual Scheme for Subdivision for portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres), dated August 11, 2025, pursuant to the *Municipal Government Act* section 653(4.1) and the *Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)]*.

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. Council hereby adopts by resolution the Conceptual Scheme for Subdivision for portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±25.441 ha (62.8 acres), dated August 11, 2025, pursuant to the Municipal Government Act section 653(4.1) and the Matters Related to Subdivision and Development Regulation [AB Regulation 84/2022 section 7(8)].
2. The Land Use District Map be amended to redesignate the lands legally described as portions of the NW ¼ 20-7-3-W5M and portions of the SW ¼ 20-7-3-W5M, containing ±28.159 (69.59 acres), from “Non-Urban Area – NUA-1” to “Recreation and Open Space – RO-1” [±0.624 ha (1.54 acres)], “Grouped Country Residential – GCR-1” [±4.0 ha (9.88 acres)], “Industrial – I-1” [±5.827 ha (14.4 acres)], and “Future Urban Development – FUD” [±17.37 ha (42.9 acres)], including 0.338 ha (0.84 acres) for road purposes, as shown on Schedule ‘A’ attached hereto and forming part of this bylaw.
3. Bylaw No. 1165, 2023, being the Land Use Bylaw, is hereby amended.
4. 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.

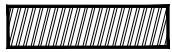
Blair Painter, Mayor

Patrick Thomas, Chief Administrative Officer

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: NUA-1
TO: GCR-1



FROM: NUA-1
TO: RO-1



FROM: NUA-1
TO: FUD

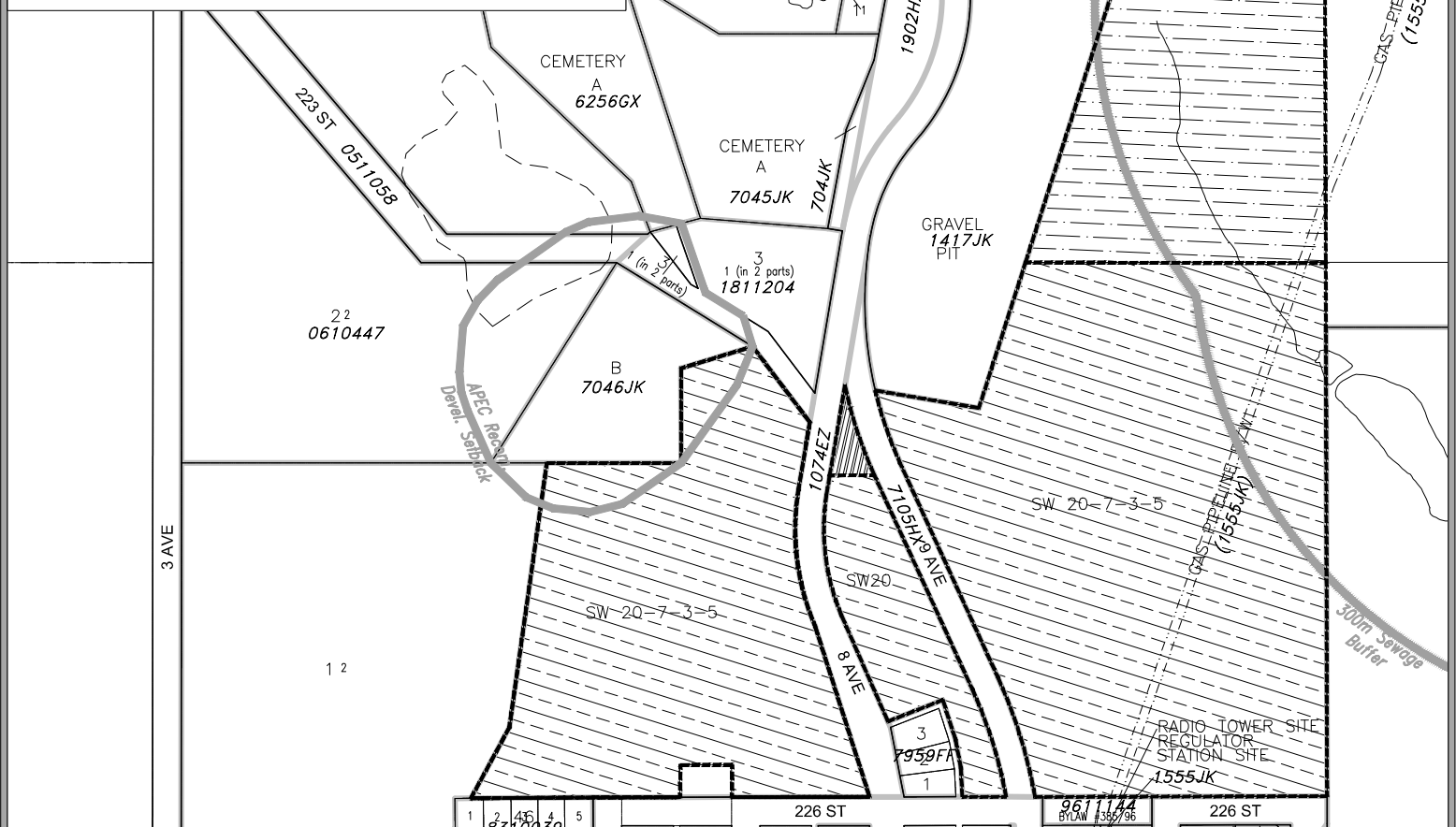


FROM: NUA-1
TO: I-1

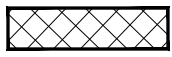
PORTIONS NW 1/4 AND SW 1/4 SEC 20, TWP 7,
RGE 3, W 5 M (TITLE NO. 241 017 358 +4)
AND PORTIONS OF PLAN 3523JK
AND ROAD PLANS 2319AZ, 2157EZ,
AND 1074EZ

WITHIN W. 1/2 SEC 20, TWP 7, RGE 3, W 5 M
MUNICIPALITY: CROWSNEST PASS
DATE: AUGUST 25, 2025

Bylaw #: 1242, 2025
Date: _____



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



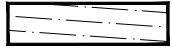
FROM: NUA-1
TO: GCR-1



FROM: NUA-1
TO: RO-1



FROM: NUA-1
TO: FUD

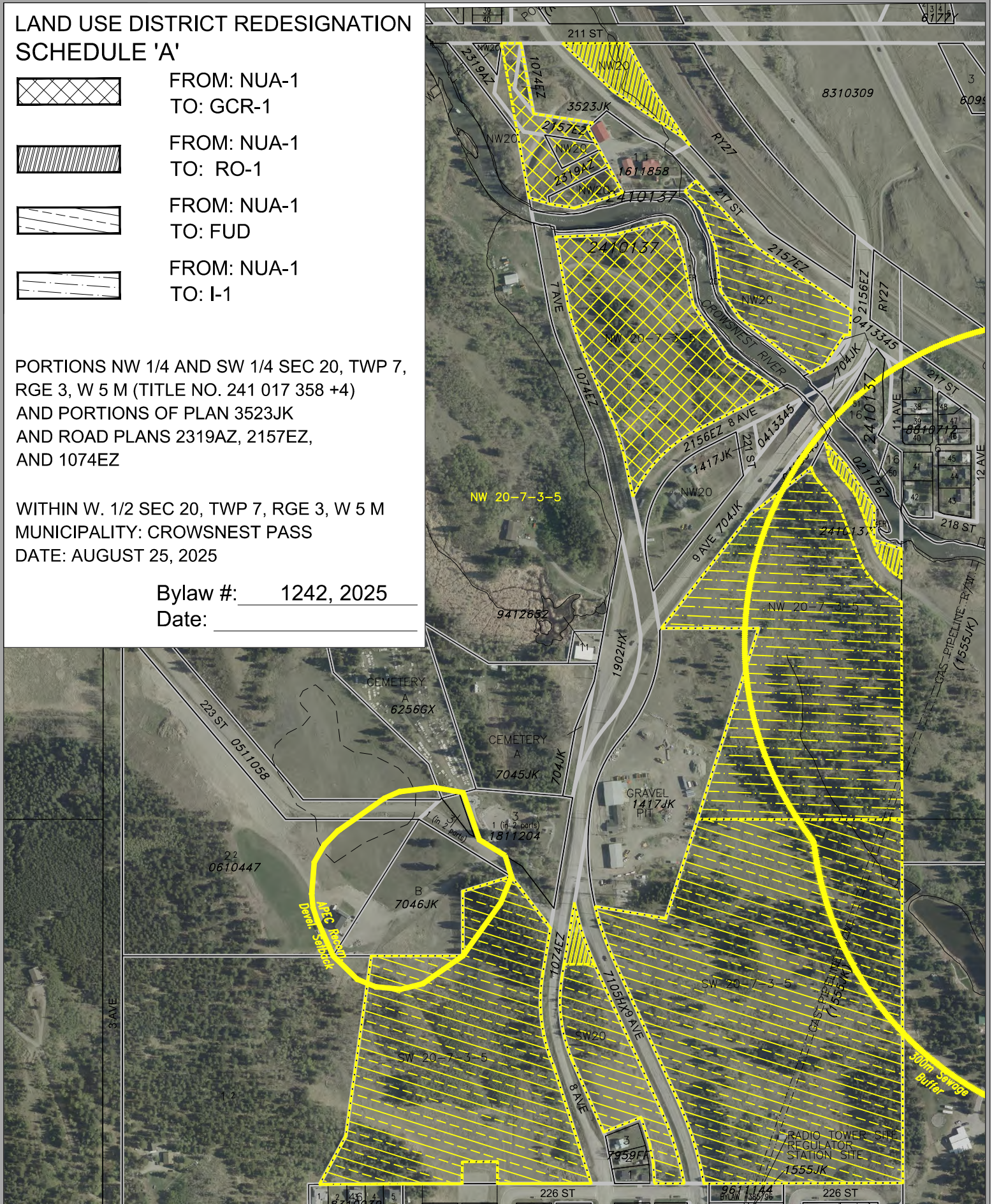


FROM: NUA-1
TO: I-1

PORTIONS NW 1/4 AND SW 1/4 SEC 20, TWP 7,
RGE 3, W 5 M (TITLE NO. 241 017 358 +4)
AND PORTIONS OF PLAN 3523JK
AND ROAD PLANS 2319AZ, 2157EZ,
AND 1074EZ

WITHIN W. 1/2 SEC 20, TWP 7, RGE 3, W 5 M
MUNICIPALITY: CROWSNEST PASS
DATE: AUGUST 25, 2025

Bylaw #: 1242, 2025
Date: _____



Aerial Photo Date: 2021

Conceptual scheme for subdivision

Presented by

Byron Hills Resources Ltd.

**NW,SW 20-7-3-W5M in the Municipality of the
Crowsnest Pass, Alberta**

August 11, 2025

Conceptual scheme for Byron Hills Resources Ltd. NW,SW 20-7-3-W5M

1. Introduction
2. Location
3. Current land use
4. Development concept
5. Municipal Reserve - MR
6. Future Urban Development - FUD
7. Future Grouped Country Residential - GCR-1
8. Future Industrial area - I-1
9. Dedicated road plan and drainage ditch ROW
10. Conclusion

Map 1 Municipality location map

Map 2 Conceptual scheme designation map

Map 3 Conceptual scheme designation air photo overlay

Appendix 1 Tentative plan showing the subdivision

Appendix 2 Tentative plan showing subdivision photo overlay

Appendix 3 Land Title

1. Introduction

Byron Hills Resources Ltd. examined their land holdings closely and through an informed decision will now proceed with applying to obtaining titles to the fragmented parcels of land in the Hillcrest Mines area. The fragmentation of parcels will be defined by the attached survey to this conceptual scheme. Along with the survey is a conceptual map and air photo map that shows the configuration of the fragmented parcels of land. In further examination the parcels of land will have future urban growth potential, industrial potential, grouped country residential potential and municipal reserve designations. The subdivision process will also include a dedicated road plan for access to the sewage treatment area plus a right of way and easement agreement for an existing drainage ditch. The configuration maps show the different possible land designations as mapped out with the best land utilization for the benefit of the Municipality of the Crowsnest Pass.

2. Location

The fragmented parcels are located within the NW&SW 20-7-3-W5M. The fragmented parcels are located to the north from the urban community of Hillcrest Mines.

3. Current land use

The current land use is undeveloped Non-Urban Area - NUA-1

4. Development concept

The current use of the land is limited and does not gain the best interest for the Municipality tax base. The different parcels that extend to the north from the urban community of Hillcrest Mines will fit into a positive growth opportunity. The concept also provides an opportunity to correct the current land use and adjust according to the best and highest use of each parcel.

5. Municipal Reserve - MR

The survey indicates 3 areas for a municipal reserve. The first is at the intersection of 8th avenue and 9th avenue at a point that is currently used for important signage. The second area is land between a planned road way that will access the municipal sewage treatment area and the Crowsnest River. The third area contains a water body which contributes suitability for a municipal reserve.

6. Future Urban Development – FUD

There are Land parcels that are adjacent to the urban community of Hillcrest Mines that are strategically located to the close proximity of services. This will allow a positive expansion of the current urban community.

7. Future Grouped Country Residential - GCR-1

It is best that the land parcels that are further away from services be designated as Grouped Country Residential. These parcels may have some development limitations, however the proximity to access and topographical features allow for building sites.

8. Future Industrial area - I-1

There is one parcel of land that is suitable for industrial use and will fit with the current adjacent land use. This area may have a possible setback from the sewage treatment area which may not be ideal for residential development. However the current surrounding use from this parcel will be compatible with a future industrial area.

9. Dedicated road plan and drainage ditch ROW

Currently the parcel of land to the south from 9th Avenue has a road access to the municipal sewage treatment area, however there is no road plan in place. Therefore to end the trespass the parcel will then have a road plan along the current road that accesses the sewage treatment area. The parcel to the north noted as Lot 7 Block 1 will require a right of way (ROW) with an easement agreement for the current drainage ditch.

10. Conclusion

The Conceptual scheme as presented from Byron Hills Resources Ltd. is a needed benefit for the community and opens new opportunity with positive diversity. The current fragmented parcels as NUA-1 have a very limited use. Along with the subdivision aspect, the proposal outlines the best land use designation for the future land use in this immediate area. This subdivision is a positive benefit in the Crowsnest Pass.

NW-20-7-3-5

NE-20-7-3-5

SW-20-7-3-5

SE-20-7-3-5



Existing Land Use Designations Shown Thus



Map - Land use designation

Future Urban Development - FUD
Grouped Country Residential - GCR-1
Municipal Reserve - MR

BYRON HILLS RESOURCES

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
W.1/2 SEC. 20; TWP. 7; RGE. 3; W.5 M.

MUNICIPALITY OF CROWNEST PASS



brown okamura & associates ltd.

Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

T. C. Penner, A.L.S.

DRAWN CJB

CHECKED TCP

SCALE

1:3500

DATE AUG. 11/25

JCB 25-16648

DRAWING

25-16648TE

BY

DATE

REVISION

NO.

NOTE : Portion to be approved is outlined thus
and contains approximately 28.159 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
subject to change upon final survey.



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus
 and contains approximately 28.159 ha.
 Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
 subject to change upon final survey.

BYRON HILLS RESOURCES

TENTATIVE PLAN SHOWING SUBDIVISION
 of part of
 W.1/2 SEC. 20; TWP. 7; RGE. 3. W.5 M.

MUNICIPALITY OF CROWNEST PASS



brown okamura & associates ltd.

Professional Surveyors
 2830 - 121st Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE AUG. 11/25
	CHECKED TCP	JCB 25-16648
	SCALE	DRAWING
T. C. Penner, A.L.S.	1:3500	25-16648TE



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0039 757 927	5;3;7;20;NW	241 017 358 +4
0039 253 067	5;3;7;20;SW	

LEGAL DESCRIPTION

FIRST

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER NORTH WEST

CONTAINING 64.9 HECTARES (160.4 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

- (A) THAT PORTION WHICH LIES TO THE WEST OF
ROAD PLANS 1074EZ AND 1902HX AND 704JK
CONTAINING 37.2 HECTARES (91.99 ACRES) MORE OR LESS
- (B) THAT PORTION WHICH LIES
NORTHWEST OF ROAD PLAN 704JK, SOUTH OF ROAD PLAN 1417JK,
SOUTHEAST OF ROAD PLAN 2156EZ, AND NORTHEAST OF ROAD PLAN 1074EZ
CONTAINING 0.79 HECTARES (1.95 ACRES) MORE OR LESS
- | (C) PLAN | NUMBER | HECTARES | ACRES | MORE OR LESS |
|-------------|---------|----------|-------|-----------------------|
| RAILWAY | RY27 | 2.21 | 5.46 | |
| ROAD | 1074EZ | 1.30 | 3.22 | (UNCANCELLED PORTION) |
| ROAD | 2156EZ | 0.758 | 1.87 | (UNCANCELLED PORTION) |
| ROAD | 2157EZ | 0.308 | 0.76 | (UNCANCELLED PORTION) |
| ROAD | 1902HX | 0.616 | 1.52 | |
| ROAD | 704JK | 1.02 | 2.52 | |
| GRAVEL SITE | 1417JK | 2.04 | 5.06 | |
| ROAD | 1417JK | 0.081 | 0.20 | |
| ROAD | 3523JK | 0.723 | 1.79 | (UNCANCELLED PORTION) |
| SUBDIVISION | 3713JK | 0.263 | 0.65 | |
| ROAD | 8310309 | 2.896 | 7.16 | |
| SUBDIVISION | 8810712 | 0.190 | 0.47 | |
| SUBDIVISION | 0211767 | 0.081 | 0.20 | |
| ROAD | 0413345 | 0.288 | 0.71 | |
| SUBDIVISION | 1611858 | 0.116 | 0.29 | |
| SUBDIVISION | 2410137 | 0.963 | 2.38 | |

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

(CONTINUED)

EXCEPTING THEREOUT:

- (A) THAT PORTION DESCRIBED IN TRANSFER 9229CL
AND CERTIFICATE OF TITLE 26 L 48
CONTAINING 0.082 HECTARES (0.20 ACRES) MORE OR LESS
- (B) THAT PORTION OF THE SOUTH WEST QUARTER
INSIDE THE STRIP OF LAND 200 FEET WIDE
RESERVED FOR RAILWAY YARDS BETWEEN THE
TWO SUBDIVISIONS ON PLAN 5150S
WHICH LIES NORTH OF THIRD AVENUE ON PLAN 351GS
CONTAINING 1.97 HECTARES (4.87 ACRES) MORE OR LESS

(C) PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	5150S	26.062	64.40	
ROADWAY	1074EZ	0.849	2.10	(UNCANCELLED PORTION)
SUBDIVISION	7959FF	0.182	0.45	
CEMETERY SITE	6256GX	0.129	0.32	
SUBDIVISION	351GS	0.648	1.60	
ROADWAY	7105HI	0.704	1.74	
GRAVEL PIT SITE	1417JK	0.934	2.31	
CEMETERY SITE	7045JK	0.445	1.10	
NUISANCE GROUNDS	7046JK	1.49	3.70	
SUBDIVISION	7410766	14.289	35.31	
SUBDIVISION	2211390	0.912	2.25	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

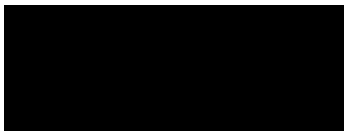
REFERENCE NUMBER: 241 017 233 +1

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
--------------	------------	----------	--------------------------	-------	---------------

241 017 358 17/01/2024 SUBDIVISION PLAN

OWNERS

BYRON HILLS RESOURCES LTD.
OF GPH 9



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
--------------	--------	--------------	-------------

692310 . 14/12/1962 UTILITY RIGHT OF WAY
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

AS TO PORTION OR PLAN:1555JK

9021IX . 28/05/1965 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.
BOX 1552, TAXATION DEPARTMENT
EDMONTON
ALBERTA T5J2N7
AFFECTED LAND: 5;3;7;20;NW
AS TO PORTION OR PLAN:2157EZ
(DATA UPDATED BY: CHANGE OF NAME 971079250)

5047LB . 14/10/1971 CAVEAT
RE : SEE CAVEAT
CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
140 - 6 AVENUE S.W.,
CALGARY
ALBERTA
AFFECTED LAND: 5;3;7;20;NW
5;3;7;20;SW

751 061 603 19/06/1975 CAVEAT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
(DATA UPDATED BY: TRANSFER OF CAVEAT
011167136)
(DATA UPDATED BY: CHANGE OF NAME 041456387)

791 199 160 26/11/1979 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
AFFECTED LAND: 5;3;7;20;SW

051 315 366 30/08/2005 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AFFECTED LAND: 5;3;7;20;SW

201 203 135 03/11/2020 DISCHARGE OF CAVEAT 5047LB.
AFFECTED LAND: 5;3;7;20;NW

221 174 104 20/08/2022 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

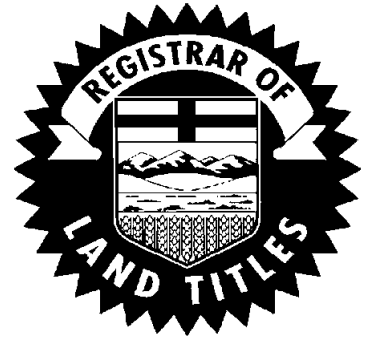
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF AUGUST,
2025 AT 07:19 A.M.

ORDER NUMBER: 54516134

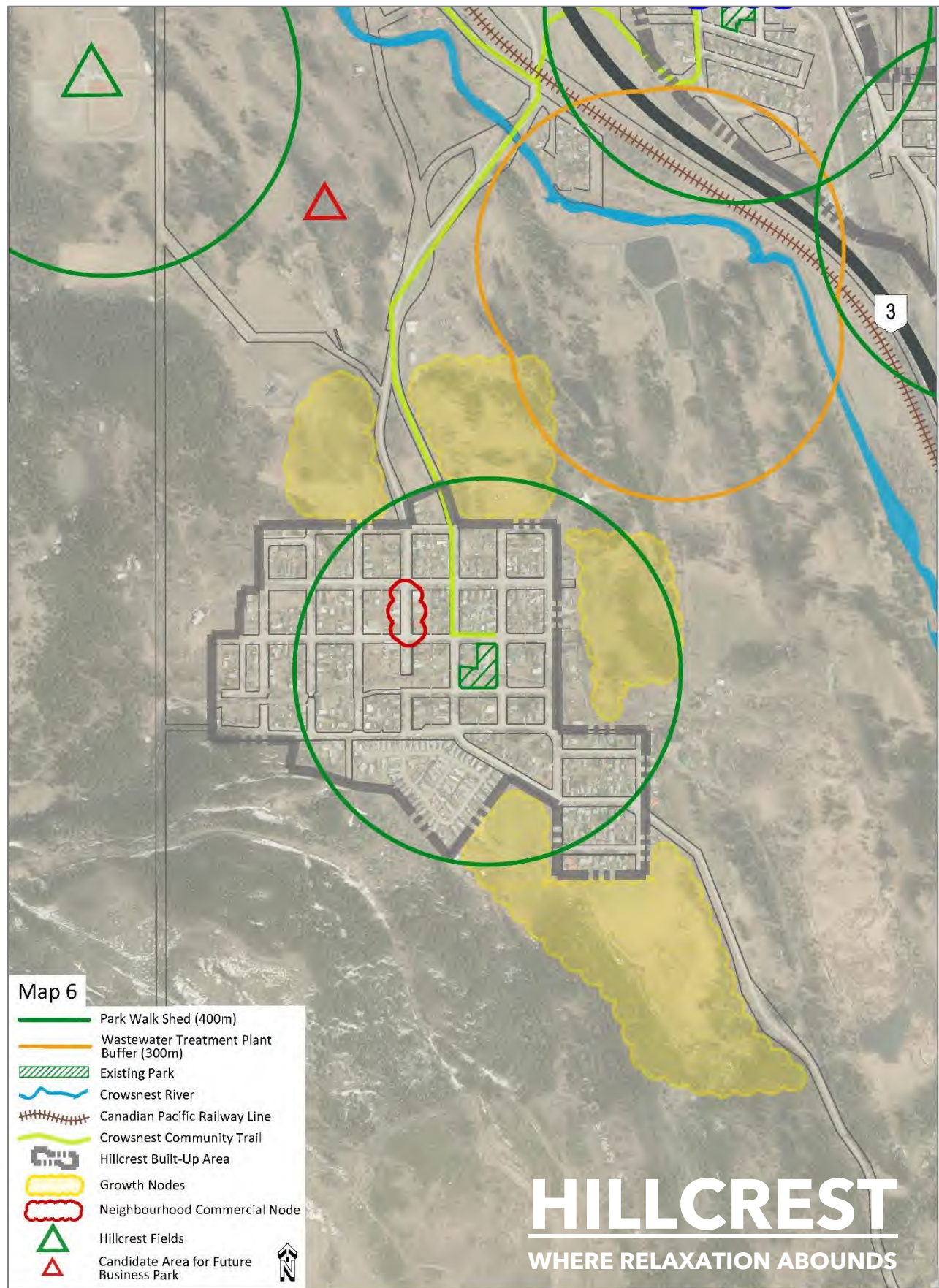
CUSTOMER FILE NUMBER: 507



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.j

Subject: 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" - Second and Third Readings

Recommendation: That Council give second and third readings of Bylaw 1243, 2025.

Executive Summary:

Bylaw 1243, 2025 proposes to 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" for the future subdivision of six parcels.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.
Bylaw No. 1165, 2023, as amended.

Discussion:

The subject property fronts onto and has access from 63 Street / 23 Avenue, Coleman (on the way to the McGillivray Staging Area / Knowles Flats). The applicant proposes to subdivide six country residential parcels with accesses onto 63 Street / 23 Avenue.

The subject property is outside but near the edge of the Miistakis Ecological Corridor. The "Crowsnest Pass Environmentally Significant Areas - March 1988" identifies the area generally above the 1425m elevation as mule deer and elk habitat - this likely refers to the identified Miistakis Ecological Corridor.

In the "Environmentally Significant Areas of Alberta 2014" report the quarter section has a summed score of 0.2227, which means it is an Environmentally Significant Area (ESA), like 45% of the province and 71% of the Rocky Mountains Natural Region. The ESA cut-off value is 0.189. The Nature Conservancy of Canada owns two quarter sections to the west and southwest of the subject property (i.e. the NW and SW-18-8-4-5). The NW-18-8-4-5 has a summed ESA score of 0.1616, and the SW-18-8-4-5 has a summed ESA score of 0.2083 - the land use designation of the SW-18-8-4-5 owned by the

Nature Conservancy of Canada is "Grouped Country Residential GCR-1" - the same as what Bylaw 1243, 2025 proposes for the subject property.

McGillivray Creek runs through the subject property. The proposed subdivision area is not within the riparian area of the creek. There are no wetlands on the subject property. The property is heavily treed with coniferous vegetation.

The applicant has prepared a Phase II Aquifer Evaluation for Residential Subdivision. The study concluded that the aquifer produces high quality water, and that a groundwater well on each lot in the proposed subdivision would not adversely interfere with or affect existing groundwater users in the same aquifer.

Policy 2003.02 Area Structure Plan Applications provides that a subdivision application of less than six lots may be exempted from the requirement to prepare an area structure plan. Because it is a policy and not a bylaw, in 2023 Council agreed to waive the requirement for an area structure plan for a subdivision application that proposed seven parcels where there was an existing access road and the proposed subdivision did not require the construction of new municipal improvements (roads, water, wastewater), or the dedication of land for Municipal Reserve or Environmental Reserve. The same circumstances apply in the case of the proposed subdivision in the McGillivray area, and therefore it is recommended that Council waive the requirement for an area structure plan for this portion.

Analysis of Alternatives:

1. Council may give second and third readings of Bylaw 1243, 2025.
2. Council may make changes to Bylaw 1243, 2025 before considering second and third readings of Bylaw 1243, 2025.
3. Council may defeat Bylaw 1243, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1243, 2025.docx](#)

[Bylaw 1243, 2025 - redesignation map.pdf](#)

[Bylaw 1243, 2025 - redesignation map \(aerial\).pdf](#)

MUNICIPALITY OF CROWSNEST PASS
Bylaw 1243, 2025
LAND USE BYLAW AMENDMENT – redesignate a portion of the NE¼ 18-8-4-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 an 8.0 ha (20 acres) portion of the lands legally described as the NE¼ 18-8-4-W5M, containing ±63 ha (±156 acres), from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1", as shown in 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" district.

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

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

1. The Land Use District Map be amended to redesignate an 8.0 ha (20 acres) portion of the lands legally described as the NE¼ 18-8-4-W5M, containing ±63 ha (±156 acres), from "Non-Urban Area NUA-1" to "Grouped Country Residential - GCR-1", as shown in 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.

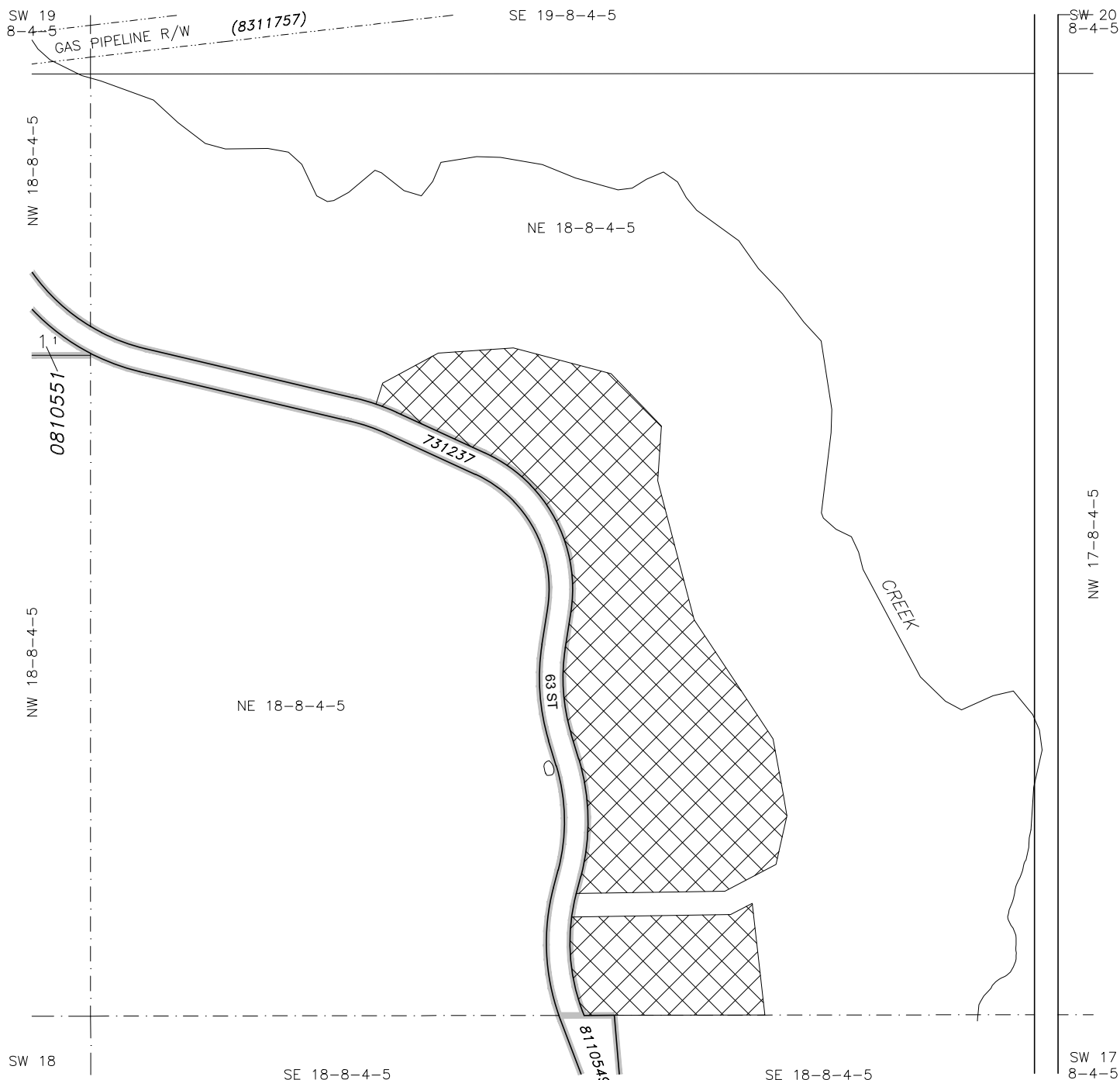
READ a **first** time in council this _____ day of _____ 2025.

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

PORTION OF NE 1/4 SEC 18, TWP 8, RGE 4, W 5 M

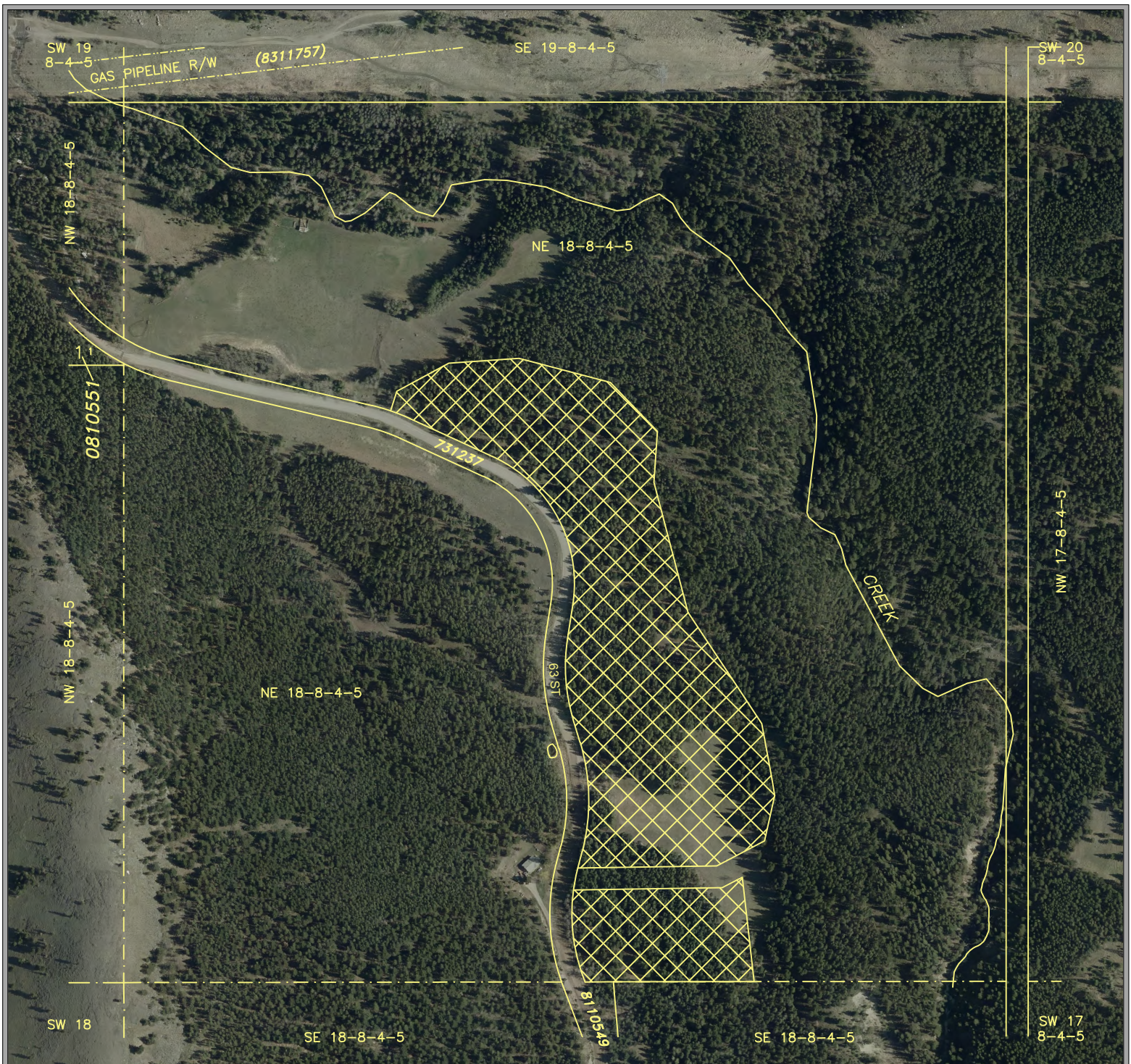
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: AUGUST 21, 2025

Bylaw #: 1243, 2025

Date: _____





Aerial Photo Date: May 19, 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Non-Urban Area NUA-1

TO: Grouped Country Residential GCR-1

PORTION OF NE 1/4 SEC 18, TWP 8, RGE 4, W 5 M

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

DATE: AUGUST 21, 2025

Bylaw #: 1243, 2025

Date: _____





Municipality of Crowsnest Pass Request for Decision

Meeting Date: October 7, 2025

Agenda #: 7.k

Subject: Bylaw 1244, 2025 - Land Use Bylaw Amendment - establish the "Low Impact Housing – LIH" district, and redesignate Lot 1, Block 40, Plan 9813593 from "Non-Urban Area - NUA-1" to "Low Impact Housing – LIH" - Second and Third Readings

Recommendation: That Council consider input received at the public hearing before considering second and third readings of Bylaw 1244, 2025.

Executive Summary:

Bylaw 1244, 2025 proposes to establish a new land use district called "Low Impact Housing – LIH", and to redesignate Lot 1, Block 40, Plan 9813593, containing 15.5 ha (38.3 acres), to the new district.

Relevant Council Direction, Policy or Bylaws:

Municipal Government Act s. 692 Planning Bylaws.
Bylaw No. 1165, 2023, as amended.

Discussion:

The landowner of Lot 1, Block 40, Plan 9813593 proposes a new land use district and the redesignation of a 15.5 ha (38.3 acres) portion of their said property to the new land use district. The intent of the land use bylaw amendment application is to enhance housing affordability and reduce barriers to housing market entry, by establishing a land use district that accommodates reduced impact residential development in the form of smaller, compact homes in either a private rental set-up or in a private bareland condominium plan of subdivision. In both scenarios the landlord or the bareland condominium association, as applicable, determines the yard setbacks between houses (subject to the building and fire codes), the width of the private roads (subject to the building code), and the standards for utility design. The land use bylaw will determine the permitted and discretionary uses, the perimeter yard setbacks, and set a standard for the comprehensive planning of the community layout, harmonious architectural design, enhanced and homogenous landscaping and fencing, and private amenity and recreation areas.

Bylaw 1244, 2025 requires that upon development of the said portion of Lot 1, Block 40, Plan 9813593 the landowner shall provide a surveyed easement and agreement to the Municipality for the Crowsnest Community Trail or alternatively, upon the subdivision of the said portion of Lot 1, Block 40, Plan 9813593 the landowner shall dedicate Municipal Reserve and/or Environmental Reserve for the portion of the said lands adjacent to the bed and shore of the Crowsnest River and as required to contain the Crowsnest Community Trail.

Questions from Councillors at first reading of Bylaw 1244, 2025

At first reading of Bylaw 1244, 2025 Councillors questioned why the proposed land use district provides a maximum habitable floor area for the principle building (Single-Detached Dwelling) in a Reduced Impact Home Community but not a minimum habitable floor area. The purpose of the proposed district is to provide for smaller houses to facilitate market entry. The National Building Code 2023 - Alberta Edition provides minimum area requirements for the different components of a dwelling unit, and as long as a Single-Detached Dwelling in a Reduced Impact Home Community meets those code requirements, it is not necessary that the land use bylaw require a minimum habitable floor area. This information has been added to Schedule 'A' under 6. Habitable Floor Area of Principal Building.

At first reading Councillors questioned whether "Tourist Home" is an appropriate use for this district. If Council wishes, this can be removed from Schedule 'A' prior to proceeding with second reading.

Comments from Westmoreland Mining LLC relating to the proposed redesignation of Lot 1, Block 40, Plan 9813593

New information was presented by Westmoreland Mining LLC, the previous owner of the subject parcel, that the sales agreement between Westmoreland and Greenmountain contains conditions that specifically prohibits any residential use whatsoever of the subject parcel, specifically those areas identified as "Special Areas" - see the attached map from Westmoreland Mining LLC. The reason for this condition in the sales agreement is that Westmoreland is liable for reclamation of the site to Alberta Energy Regulator standards, and reclamation to residential standards is not financially feasible. The Municipality is not privy to this sales agreement and therefore can't confirm what was and wasn't included in the agreement, however this ultimately would be between the buyer and seller to sort out on liabilities if a residential project was to proceed and the property was required to be cleaned to residential standards. There is a caveat on title that reflects the liability for remediation is with Westmoreland Mining LLC. Of note, until a few years ago, this parcel was zoned R-1 Residential. Lastly, comments about this matter were not received at this time from the current owner.

Analysis of Alternatives:

1. Council may give second and third readings to Bylaw 1244, 2025, with the Bylaw and Schedule 'A' as presented at first reading.
2. Council may make revisions to the bylaw that they deem appropriate prior to giving second and third readings to Bylaw 1244, 2025.
3. Council may defeat Bylaw 1244, 2025.

Financial Impacts:

N/A

Attachments:

[FORMATTED Bylaw 1244, 2025.docx](#)

[Bylaw 1244 2025 - Schedule A - FINAL.pdf](#)

[Bylaw 1244 2025 - redesignation map.pdf](#)

[Bylaw 1244 2025 - redesignation map \(aerial\).pdf](#)

[Westmoreland - Figure_Special Areas.pdf](#)

MUNICIPALITY OF CROWSNEST PASS
Bylaw 1244, 2025

**LAND USE BYLAW AMENDMENT – Establish “Reduced Impact Housing – RIH” land use district and
redesignate portion of Lot 1, Block 40, Plan 9813593**

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 establish the “Reduced Impact Housing – RIH” land use district and a new land use definition for “Compact Home Community”, as shown in Schedule ‘A’ attached hereto and forming part of this bylaw, for the purpose of providing development opportunities that enhance housing affordability and reduce barriers to housing market entry by providing for compact home community development pursuant to an approved comprehensive site development plan or conceptual scheme.

AND WHEREAS the Council of the Municipality of Crowsnest Pass wishes to redesignate a ±15.5 hectare (±38.3 acre) portion of the lands legally described as Lot 1, Block 40, Plan 9813593, containing ±26 hectare (±64.4 acre), from the “Non-Urban Area – NUA-1” land use district to the “Reduced Impact Housing – RIH” land use district, as shown in Schedule ‘B’ attached hereto and forming part of this bylaw.

AND WHEREAS the purpose of the redesignation is to provide an opportunity to develop the said lands in accordance with the provisions of the “Reduced Impact Housing – RIH” land use district.

AND WHEREAS the Council of the Municipality of Crowsnest Pass hereby requires that upon development of the said portion of Lot 1, Block 40, Plan 9813593 the landowner shall provide a surveyed easement and agreement to the Municipality for the Crowsnest Community Trail or alternatively, upon the subdivision of the said portion of Lot 1, Block 40, Plan 9813593 the landowner shall dedicate Municipal Reserve and/or Environmental Reserve for the portion of the said lands adjacent to the bed and shore of the Crowsnest River and as required to encompass and contain the Crowsnest Community Trail.

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. That Schedule 1 and Schedule 2 of the Land Use Bylaw are amended by adding, after “Grouped Country Residential”, the “Reduced Impact Housing – RIH” land use district, as shown in Schedule ‘A’ attached hereto and forming part of this bylaw.
2. That Schedule 18A of the Land Use Bylaw is amended by adding in the correct alphabetical sequence a new land use definition for “Compact Home Community”, as shown in Schedule ‘A’ attached hereto and forming part of this bylaw.
3. That the Land Use District Map be amended to redesignate a ±15.5 hectare (±38.3 acre) portion of the lands legally described as Lot 1, Block 40, Plan 9813593, containing ±26 hectare (±64.4 acre) from

“Non-Urban Area – NUA-1” to “Reduced Impact Housing – RIH”, as shown on Schedule ‘B’ attached hereto and forming part of this bylaw.

4. Bylaw No. 1165, 2023, being the Land Use Bylaw, is hereby amended.
5. 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



REDUCED IMPACT HOUSING – RIH

PURPOSE: *To provide for development opportunities that enhance housing affordability and reduce barriers to housing market entry by providing for a comprehensively planned, reduced impact, compact home community pursuant to an approved comprehensive site development plan or conceptual scheme*

1. PERMITTED USES

Accessory Building 11.15 m² (120 ft²), not in the front yard of the principal building and/or not prior to the establishment of the principal building or use

Compact Home Community - a minimum of twenty and maximum of fifty grouped Single-Detached Dwellings, with habitable floor area subject to section 6 in this district.

Home Occupation – Class 1

Private Utility – except freestanding Solar Collector and freestanding Small Wind Energy Conversion System

Sign – Types:

Home Occupation

Subdivision

Entrance

Subdivision or Development Marketing

Tourist Home (to a maximum of 10 percent of the total number of units as defined in the Comprehensive Site Development Plan)

DISCRETIONARY USES

Accessory Building or Use up to 22.3 m² (240 ft²) in the front yard of the principal building and/or prior to the establishment of the principal building or use

Compact Home Community – more than fifty grouped Single-Detached Dwellings, with habitable floor area subject to section 6 in this district.

Private Utility – freestanding Solar Collector and freestanding Small Wind Energy Conversion System

Retail – Store, Small

Tourist Home (more than 10 percent to a maximum of 25 percent of the total number of units as defined in the Comprehensive Site Development Plan)

2. MINIMUM LOT SIZE

- 2.1 A parcel in this district held under a single certificate of title, and a parcel prior to bareland condominium subdivision, shall not be smaller than 4,047m² (one acre).

3. MINIMUM BUILDING YARD SETBACKS

3.1 To Property Lines or Plan Boundary, respectively, in an Unsubdivided Compact Home Community or in a Bare Land Condominium Subdivision

- (a) Except for the perimeter boundary of the parcel or the bareland condominium plan of subdivision, the owner of an unsubdivided compact home community or a compact home community held in a bareland condominium subdivision may establish their own internal yard setbacks and other standards for principal buildings and accessory buildings. For clarity, the building setback standards established in the LIH district apply only to the perimeter property line of the parcel or the perimeter boundary of the bareland condominium plan of subdivision on which a compact home community is located.

- (b) Building setbacks to perimeter property line of an unsubdivided compact home community parcel or the perimeter boundary of the bareland condominium plan of subdivision:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft
All principal uses	10.0	32.8	6.0	19.7	6.0	19.7
Accessory Buildings	The actual front yard setback of the principal building		3.0	9.8	3.0	9.8

- (c) Notwithstanding subsections (a) and (b), all buildings within a Compact Home Community, held either in a single certificate of title or a bare land condominium subdivision, shall comply with applicable building code requirements respecting fire separation, spatial separation, and related life-safety provisions, regardless of the internal yard setbacks established by the owner.

4. MAXIMUM LOT COVERAGE RATIO

Principal building	–	55%
Accessory building	–	10%

5. MAXIMUM BUILDING HEIGHT

Principal building	–	9.75 m (32 ft)
Accessory buildings	–	5.0 m (16.4 ft)

6. HABITABLE FLOOR AREA OF PRINCIPAL BUILDING

Maximum as a permitted use	–	74m ² (800 ft ²) habitable floor area (no variances)
Maximum as a discretionary use	–	102m ² (1,100 ft ²) habitable floor area (no variances)

7. STANDARDS OF DEVELOPMENT – See Schedule 4, and further, as defined in a Comprehensive Site Development Plan to the satisfaction of the Development Authority, to include the following:

- (a) reduced impact residential stalls held under a single certificate of title (for rental) or reduced impact residential units held in a bareland condominium plan of subdivision (for purchase or rental);
- (b) compact homes that are made available for rental on either a short-term or long-term basis or for purchase;
- (c) a comprehensively planned layout, harmonious architecture, and enhanced homogenous landscaping and fencing;
- (d) private community amenities and private recreation spaces; and
- (e) private road (hard-surfaced) and private utility design standards that facilitate reduced financial investment by the end-purchaser while supporting a sustainable form of residential development.

8. OFF-STREET PARKING AND LOADING – As defined in an approved Comprehensive Site Development Plan.

9. RELOCATION OF BUILDINGS – See Schedule 7.

10. HOME OCCUPATIONS – See Schedule 8.

11. DEFINITIONS – See Schedule 18.

Schedule 18A – Land Use Definitions

Compact Home Community means a grouping of twenty or more Single-Detached Dwellings, each with a maximum habitable floor area of 74m² (800 ft²) for a permitted use or 102m² (1,100 ft²) for a discretionary use, with no variances allowed. Each dwelling unit in a Compact Home Community is designed for the occupancy of a single household. A Compact Home Community is comprehensively planned to reduce the impact of development by providing to the Development Authority's satisfaction:

- a) reduced impact residential stalls (for rental) or reduced impact bareland condominium units (for rental or purchase) for compact homes;
- b) harmonious architectural design;
- c) enhanced, homogeneous landscaping and fencing;
- d) private community amenities and recreation areas; and
- e) reduced impact design standards for private roads (hard-surfaced) and private utilities.

A Single-Detached Dwelling in a Compact Home Community includes a 'Ready-to-Move' home and a home that is built using modular construction practices (CSA-A277) but does not include a Manufactured Home as defined in this Bylaw. A Compact Home Community shall not include Recreational Vehicles for the purpose of either permanent or temporary residential occupancy, including for the purposes of Schedule 4, section 23.



LAND USE DISTRICT REDESIGNATION SCHEDULE 'B'



FROM: NON-URBAN AREA – NUA-1
TO: REDUCED IMPACT HOUSING - RIH

PORTION OF LOT 1, BLOCK 40, PLAN 9813593
WITHIN SE 1/4 SEC 8, TWP 8, RGE 4, W 5 M
MUNICIPALITY: CROWSNEST PASS (COLEMAN)
DATE: AUGUST 26, 2025

Bylaw #: 1244, 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"



Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'B'



FROM: NON-URBAN AREA – NUA-1
TO: REDUCED IMPACT HOUSING - RIH

PORTION OF LOT 1, BLOCK 40, PLAN 9813593
WITHIN SE 1/4 SEC 8, TWP 8, RGE 4, W 5 M
MUNICIPALITY: CROWSNEST PASS (COLEMAN)
DATE: AUGUST 26, 2025

Bylaw #: 1244, 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"



 **WESTMORELAND MINING LLC**

Coleman Special Areas

Drawn By: Phil, Throat	Date Created: 2022-05-26
Approved By: Jansen, Emily	Figure:

LEGEND:
 Site Boundary
 Special Areas

NAD83 / UTM Zone 18N
 Google Earth Imagery

