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CROWSNEST PASS, ALBERTA  
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December 13<sup>th</sup>, 2005

Southmore Corporation  
P.O. Box 2035  
CROWSNEST PASS, Alberta  
T0K 0E0

**ATTENTION: MR. BRUCE NIMMO**

Dear Mr. Nimmo:

**RE: REZONING, NEW LAND USE DESIGNATION & AREA STRUCTURE PLAN**

Council, at their regular meeting of Tuesday, December 6<sup>th</sup>, 2005 held public hearings relative to the following:

1. New Land Use Designation for Comprehensive Ski Village
2. Rezoning of a portion of the N.E. ¼ 34-7-4-W5M and a portion of the N.W. ¼ of 35-7-4-W5M from Non-Urban Commercial Recreation (NUCR-1) to Comprehensive Ski Village (CSV),
3. Area Structure Plan for portions of the N.E. ¼ of 34 and N.W. ¼ of 35-7-4-W5M

Other than representatives of Southmore, only one other person made a presentation and spoke in favour of the proposals. One letter was also received expressing concern about spring run off onto the property.

Bylaw No. 659, 2005 received second and third readings with amendments to the Land Use Designation for Comprehensive Resort Village, the removal of "manufactured homes" from discretionary use, and the addition of a minimum width of 20' for modular homes.

Bylaw No. 660, 2005 for the adoption of the Area Structure Plan also received second and third readings and was passed.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

Gordon O. Lundy  
Chief Administrative Officer

COMPLETE



**MUNICIPALITY OF CROWSNEST PASS**

**BY-LAW NO. 660, 2005**

A BY-LAW OF THE MUNICIPALITY OF CROWSNEST PASS, IN THE PROVINCE OF ALBERTA, TO ADOPT THE SOUTHMORE AREA STRUCTURE PLAN.

WHEREAS the Municipal Council is in receipt of a development proposal for designated lands with the Municipality;

AND WHEREAS the Council wishes to adopt a detailed plan which governs land use for the said development proposal;

AND WHEREAS the purpose of Bylaw No. 660, 2005 is to adopt an area structure plan which will provide a framework for the subsequent subdivision and development of an area of land within the Municipality as illustrated in Section 2.2 in attached Schedule "A";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta 1994, Chapter M-26.1, as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt the area structure plan for lands outlined in Section 2.2 in Schedule "A" attached hereto.
2. Council shall adopt the Area Structure Plan attached as Schedule "A".
3. This plan, upon adoption, shall be known as the Southmore Area Structure Plan.
4. This Bylaw comes into effect upon third and final reading hereof.

Read a first time this 8th day of November, 2005.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer







S • O • U • T • H • M • O • R • E

*Area Structure Plan*



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**1.0 Introduction**



### 1.1 Purpose of the Plan

The purpose of this Area Structure Plan (the Plan) is to provide a framework for the subdivision and development of the Plan Area in response to the natural environment, the market and as directed by legislation and planning policy.



Integral to the Plan is a clear description of the proposed land uses and densities, together with the environmental considerations to be undertaken and the open spaces to be provided, in conjunction with a comprehensive plan for internal and external transportation and utility systems.

### 1.2 Background to the ASP

The approximate 100 acre Plan Area has strong aesthetics, and is readily connected to existing municipal infrastructure. It represents a key opportunity for meeting community, economic and residential objectives of the Municipal Development Plan.

This Plan establishes an orderly approach to developing new residences and associated activities within the context of the Plan Area's setting.

Central to this Plan is consultation. Throughout the development of the Plan, the thoughts and considerations of stakeholders have been imperative. Through ongoing informal consultations and an open house this Plan was developed into its final form.

### 1.3 The Approval Process



Section 6.11 of the Crowsnest Municipal Development Plan (Bylaw No. 556) provides that the Municipality may request an Area Structure Plan (ASP) be prepared for any proposal which creates more than 6 residential lots which require municipal services.

This initiates the development of an ASP by the proponent with the assistance of experts and interaction with the community.

Thereafter, the ASP is circulated for policy and technical comment by the Municipality and Provincial agencies and stakeholder groups.

Upon receipt of these comments the ASP is prepared in final form and submitted to Council for consideration to be adopted as a bylaw after a formal Public Hearing and three readings.

#### 1.4 Plan Implementation

Upon adoption of the Southmore Area Structure Plan as a bylaw in accordance with Part 17, Division 12 Section 692(1) of the *Municipal Government Act*, this ASP becomes a statutory document of the Municipality.

#### 1.5 Plan Review and Amendment

The Municipality in consultation with the community should undertake regular reviews of the Plan in order to confirm the Plan's objectives and policies are current, effective and consistent with other statutory plans that may be adopted from time to time.

In accordance with Part 17, Division 12, Section 692 (1) of the *Municipal Government Act*, the Municipality shall hold a public hearing prior to giving any proposed amendment second reading.

#### 1.6 The Municipal Government Act

In accordance with Part 17, Division 4, Section 633 (1) of the *Municipal Government Act*, Council may adopt, by way of bylaw, an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area within the Municipality:

*An area structure plan:*

- a) *must describe:*
  - i) *the sequence of the development proposed for the area;*
  - ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area;*
  - iii) *the density of population for the area, either generally or with respect to specific parts of the area;*
  - iv) *the general location of major transportation routes and public utilities.*
- b) *and may contain any other matters the Council considered necessary.*

Section 622 of the *Municipal Government Act*, requires consistency within municipal land use policies:





*Every statutory plan, land use bylaw and action undertaken pursuant to the part by a municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Government Board must be consistent with the land use policies.*

Further Section 638 of the *Municipal Government Act* requires that:

*All statutory plans adopted by a municipality must be consistent with each other.*

## 1.7 The Municipal Development Plan

The Municipality of Crowsnest Pass Municipal Development Plan Bylaw No. 556 outlines General Growth and Development Objectives.

The Southmore ASP is directed by these objectives and specifically adopts these objectives:

- *To ensure that serviceable land is adequately available to accommodate future urban growth.*
- *To identify appropriate areas for development based on infrastructure, site characteristics, compatibility with adjacent and existing uses and recognition of environmental impacts.*
- *To provide policies and establish guidelines that direct future subdivision and development which provide concise and manageable standards for developers.*
- *To maintain a high quality of development and subdivisions to ensure orderly and efficient planning and development occurs.*

## 2.0 Plan Area

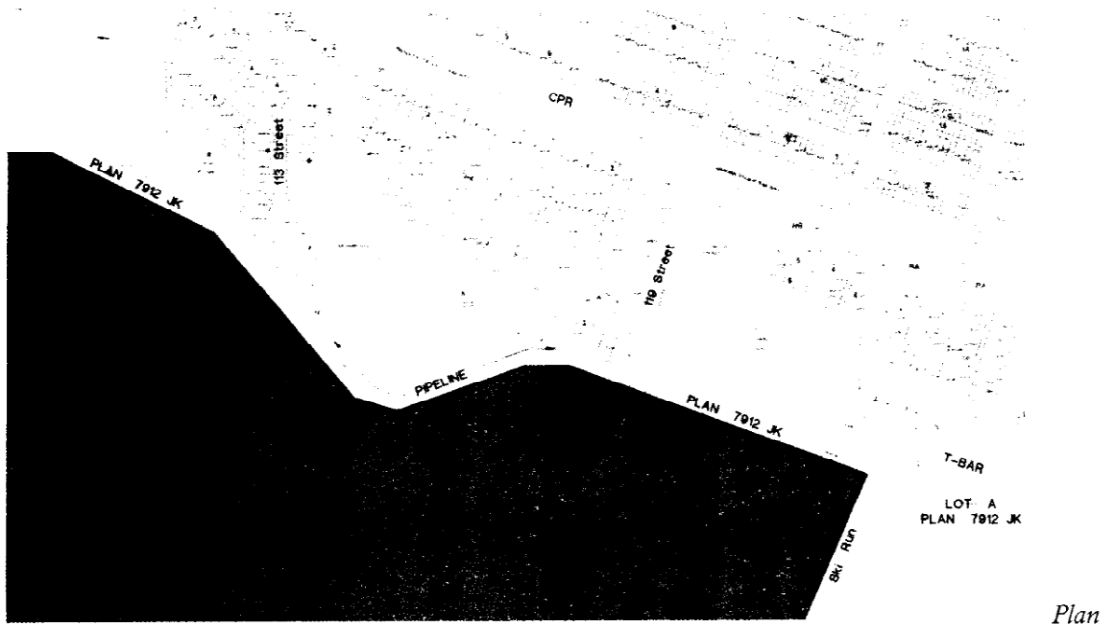
### 2.1 Regional/Municipal Location

The Plan Area is situated to the south of the central precinct of Blairmore and to the west of the Pass Powderkeg ski hill.



## 2.2 Definition of Plan Area

The Plan Area is defined as being the approximate 100 acres contained within parts of the NE 34-7-4-5 and NW 35-7-4-5 in south Blairmore as shown here:



*Area - parts of the NE 34-7-4-5 and NW 35-7-4-5 in south Blairmore*

The Plan Area is considered a Future Potential Growth Area in the Municipal Development Plan Background Report (the MDP-BR). The Plan Area's current land use designation is Non-Urban Area (NUA-1).

The Plan Area is undeveloped; to the north is the Trans-Canada Pipeline right-of-way and the established residences of the centre of Blairmore, to the west are country residential uses, to the east is Pass Powder Keg, and to the south the land is undeveloped.

## 2.3 General Physical Description

The Plan Area slopes upward from north to south. Its lowest elevation is in its northeast corner where it is approximately 1315 meters (4,315 feet) and its highest elevation is in its southwest corner where it is 1460 meters (4,790 feet).

Within the Plan Area are several benches that lend themselves well to residential development while the steeper areas provide a good opportunity to retain the Plan Area's extensive coniferous tree cover.

The MDP-BR describes the Plan Area's terrain as being comprised of bedrock with a thin cover of well-drained chernozem.

The MDP-BR also identifies the potential of previous mining activities impacting this site. A search of the Energy and Utility Board records did not provide any information about mining activity on this site.



Water drainage from the Plan Area has not given rise to any formalized catchment areas within the adjacent developed areas.

The site provides views of Crowsnest Mountain to the northwest of the town site of Blairmore to the northeast.



The site abuts 113<sup>th</sup> and 119<sup>th</sup> Streets. Storm, sanitary and water services are located within these streets.

### **3.0 Proposed Plan**

#### **3.1 Principles of Development**

This Plan is underpinned by the following principles

- gain an understanding of the land's attributes;
- develop in response to the land;
- create a viable, cohesive residential community;
- create opportunities for activities complementary to the residential uses;



- offer flexibility to respond to the topography of each phase;
- provide significant active and passive open spaces;
- provide transportation that meets the needs of motorists and pedestrians;
- supply utility infrastructure which fully addresses long term needs.

### 3.2 Land Use

The proposed land use is Comprehensive Ski Village in the form outlined in the attached Concept Plan within Appendix One.

Lots with an effective grade of 15% or less are considered developable.

Lots with an effective grade of greater than 15% will require a plan, with the approval of a professional engineer licensed in the Province of Alberta, demonstrating the viability of the proposed development.

### 3.3 Phasing

The site will be developed in phases.

The first cell to be developed will be at the end of 119<sup>th</sup> Street as shown on the Concept Plan. Subsequent phases will follow in response to the market and upon the evaluation of each cell's physical attributes.

As each cell is considered for development, detailed consideration will be given to topography and views of the site and from the site. Investigations of the geotechnical attributes of each cell, with a specific focus upon identifying previous mining activities will also be required.

Together with each phase's Water Servicing Plan and Wastewater and Storm Water Management Plans, these measures will direct each cell's transition from the conceptual stage to the development specific stage.

### 3.4 Land Use Densities and Yields

Densities will conform to the Comprehensive Ski Village Land Use Bylaw.

As each phase is considered for development the physical attributes of the phase will direct the areas to be developed and thereby the ultimate density.

### 3.5 Open Space

Throughout the development there will be extensive use of green space and pedestrian opportunity.





A balance will be struck amongst the needs of creating residential neighbourhoods, the requirements of FireSmart, and the desire to have a resort setting with areas of green space and clusters and stands of trees.

Passive open and green space will be fundamental to the Plan Area.

Strong visual and pedestrian linkages to the ski hill and the Blairmore town site will be created.

The ski hill and the community amenities located immediately adjacent to the north of the Plan Area will provide active recreation opportunities for the Plan Area residents.

### 3.6 Reserve Dedications

All reserves will be provided as required by the Municipal Government Act.

## 4.0 Services

### 4.1 Roadways

The proposed roadways are shown on the Concept Plan.

In recognition of the site's topography, those roadway and infrastructure proposals which meet the transportation and infrastructure needs of the Municipality and are approved by a professional engineer licensed in the Province of Alberta will be considered for approval.

### 4.2 Water Supply

Capacity exists in the water mains within 113<sup>th</sup> and 119<sup>th</sup> Streets.

The 2001 Municipal Development Plan Background Report cited sufficient capacity within the existing municipal infrastructure to meet all anticipated needs.

A Water Servicing Plan will be required as a condition of approval of each phase of development.

### 4.3 Sewage Disposal

Capacity exists in the sanitary mains within 113<sup>th</sup> and 119<sup>th</sup> Streets.

The 2001 Municipal Development Plan Background Report cited additional capacity for 845 people within Blairmore, Coleman and Frank within the existing municipal infrastructure.

A Wastewater Management Plan will be required as a condition of approval of each phase of development.

### 4.4 Storm Water Management



Capacity exists in the storm water mains within 113<sup>th</sup> and 119<sup>th</sup> Streets to handle additional run-off from new development. This combined with onsite measures will accommodate the site's drainage.

A Stormwater Management Plan will be required as a condition of approval of each phase of development.

#### 4.5 Solid Waste

It is anticipated that solid waste collection and disposal for this part of the municipality will be in accordance with that for the remainder of the town site of Blairmore with collections on a weekly basis and disposal at the Cowley landfill.

#### 4.6 Utilities - Power, Gas, Telephone and Cable

As each phase develops, shallow utilities will be provided by the local utility companies.

Utilities will be located within easements that parallel the roadways on each residential lot.

Utility companies will be provided phase plans and the overall concept plan such that capacity for the entire site will be provided in an effective and efficient manner.

#### 4.7 Protective Services

##### 4.7.1 Fire Protection

It is anticipated that the Municipality of Crowsnest will provide fire protection services.

A water distribution system will be provided on a phase-by-phase basis.

Subdivision design will consider FireSmart guidelines.

Specific designs for each phase will be provided for approval at the time of subdivision approval for each phase.

##### 4.7.2 Police Protection

It is anticipated that the RCMP will provide police protection for this part of the municipality as it does for the balance of the community.

##### 4.7.3 Emergency Medical Services

It is anticipated that these services will be provided to the Plan Area as they are provided throughout the balance of the Municipality.



# NOTICE OF PUBLIC HEARING

## PROPOSED BYLAW NO. 660, 2005

PURSUANT to Sections 230, 606 and 692 of the Municipal Government Act, Chapter M-26.1, 1994 as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 660, 2005, being a Municipal Bylaw to adopt the SOUTHMORE Area Structure Plan.

THE PURPOSE of the proposed Bylaw No. 660, 2005 is to adopt an area structure plan which will provide a framework for the subsequent subdivision and development of an area of land within the municipality known as SOUTHMORE as illustrated on the map in Schedule "A" attached to said Bylaw.

THEREFORE, TAKE NOTICE THAT a public hearing to consider proposed Bylaw No. 660, 2005 will be held in the Municipality of Crowsnest Pass Council Chambers, located at 8502 – 19<sup>th</sup> Avenue Coleman, on

**TUESDAY, DECEMBER 6<sup>th</sup>, 2005**

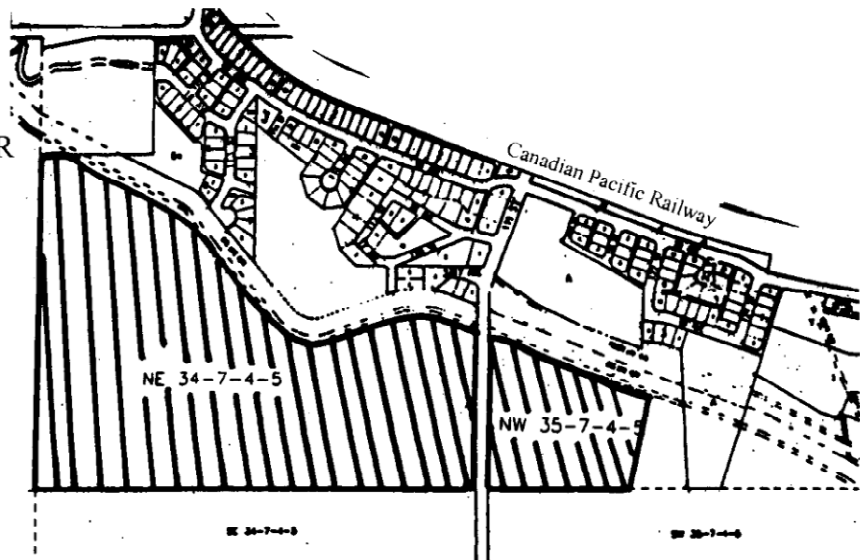
commencing at 7:00 p.m. or shortly thereafter, with respect to the proposed Bylaw No. 660, 2005.

AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed Bylaw should contact the Chief Administrative Officer no later than 4:30 PM WEDNESDAY, NOVEMBER 30<sup>th</sup>, 2005. Both written and/or verbal presentations may be given at the public hearing.

A copy of the proposed Bylaw may be inspected at the Municipality of Crowsnest Pass municipal office during normal working hours.

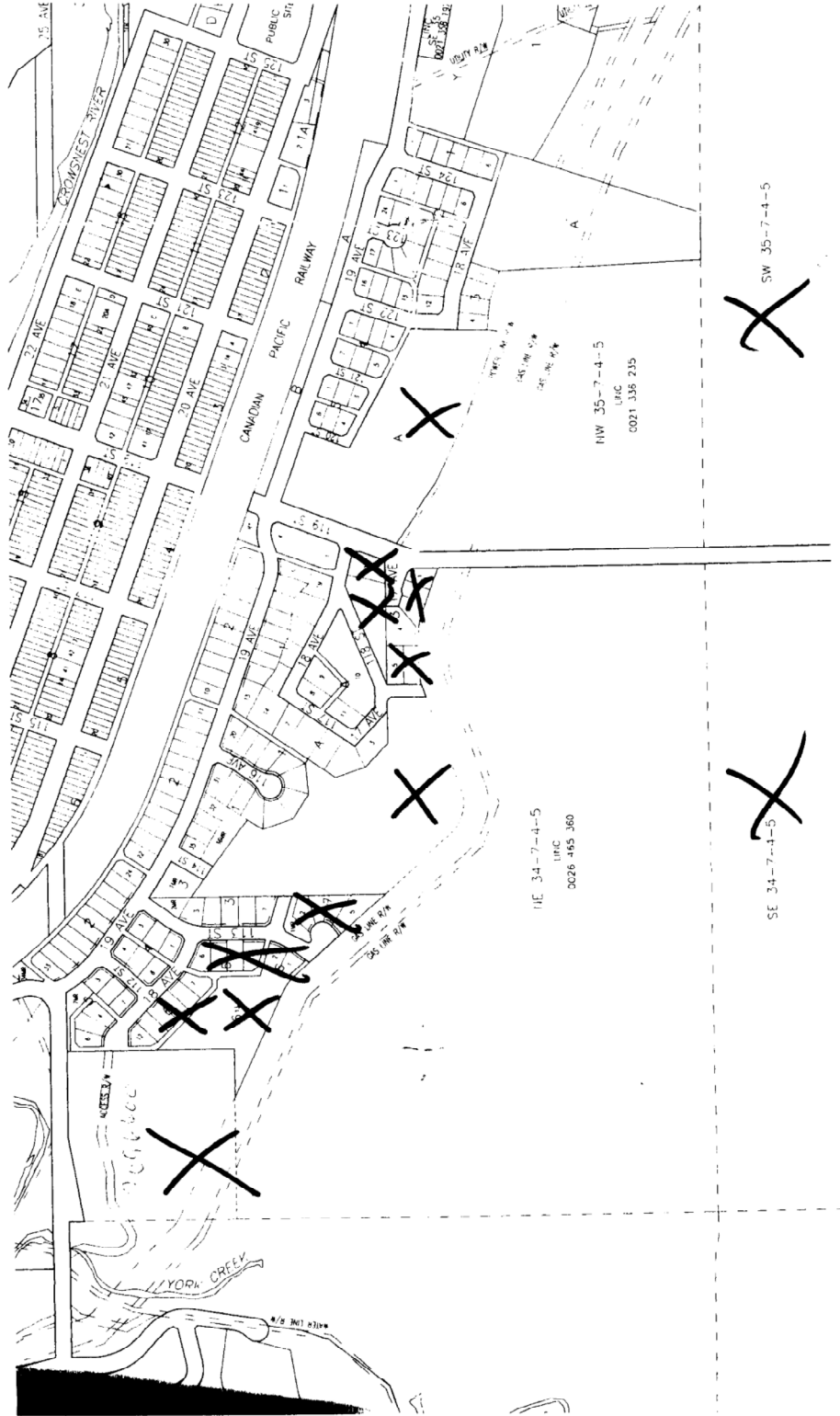
Dated at the Municipality of Crowsnest Pass in the Province of Alberta this 15<sup>th</sup> day of November, 2005.

GORDON O. LUNDY  
CHIEF ADMINISTRATIVE OFFICER





# NAMES & ADDRESSES









P.O. BOX 600  
CROWSNEST PASS, ALBERTA  
T0K 0E0  
PHONE (403) 562-8833  
FAX (403) 563-5474

November 21<sup>st</sup>, 2005

Southmore Corporation  
P.O. Box 2035  
CROWSNEST PASS, Alberta  
T0K 0E0

**ATTENTION: MR. BRUCE NIMMO**

Dear Mr. Nimmo:

**RE: PUBLIC HEARINGS**

Please find enclosed the following notices for Public Hearings:

1. new Land Use Designation of Comprehensive Ski Village and rezoning of your property to this designation
2. to adopt the Area Structure Plan
3. proposal to close a portion of road allowance between the NE ¼ of 34 and the NW ¼ of 35 in 7-4-W5M

All the aforementioned Public Hearings will be held during the regular Council meeting of Tuesday, December 6<sup>th</sup>, 2005.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

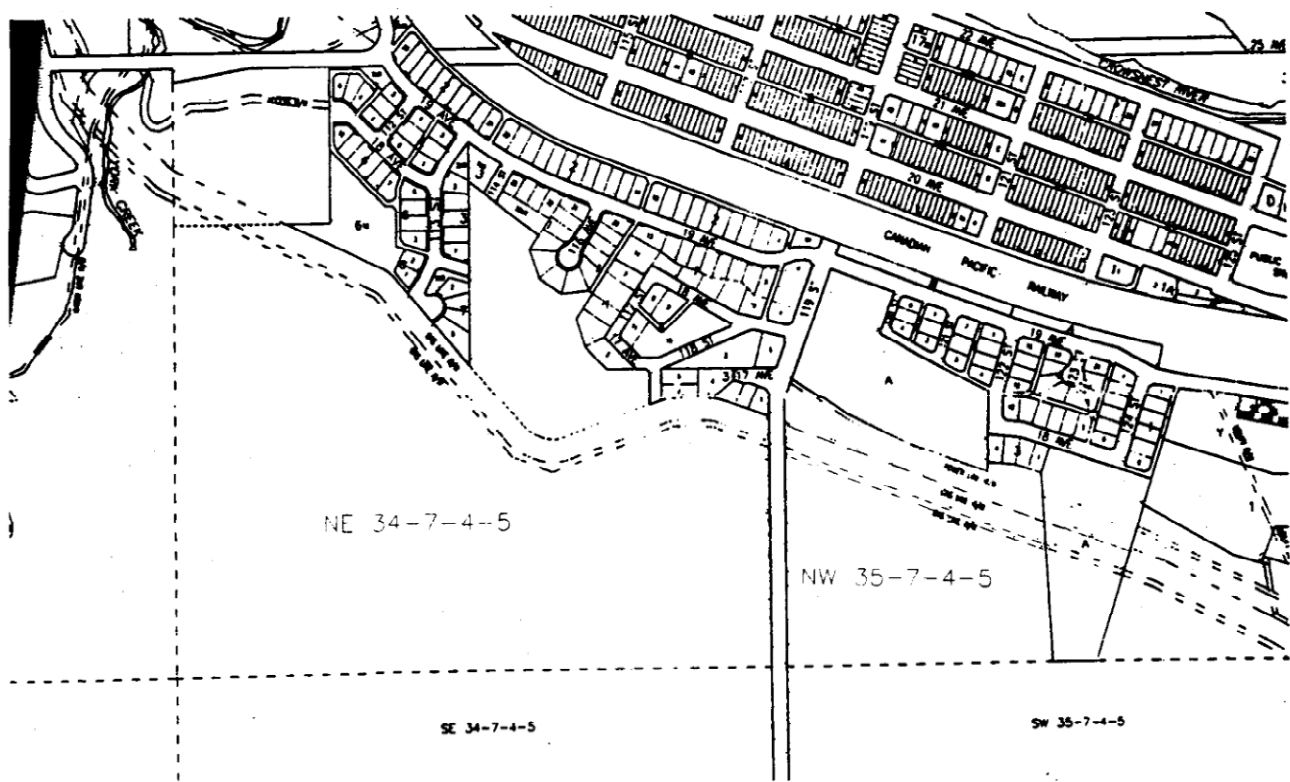
A handwritten signature in cursive script that reads "Leslie Orleni".

Leslie Orleni  
Confidential Secretary

encl.

/lo





NE 34-7-4-5

NW 35-7-4-5

SE 34-7-4-5

SW 35-7-4-5



**Carrie Baher**

---

**From:** Carrie Baher  
**Sent:** Wednesday, November 16, 2005 12:05 PM  
**To:** 'sales@crownsnestpasspromoter.com'  
**Cc:** Leslie Orleni  
**Subject:** Notice of Public Hearing publications

Hi Barb.

Pursuant to your telephone call to our office on this date, please find attached the following:

1. Notice of Public Hearing Proposed By-law No. 660,2005 and attached map;
2. Public Notice Road Closure "That portion of road allowance lying between the NE 1/4 of Section 34 and the NW 1/4 of Section 35 etc.;
3. Notice of Public Hearing on a proposed bylaw amending the Land Use Bylaw No. 632/04 creating and reclassifying. (Southmore);
4. Notice of Public Hearing on a proposed bylaw to amend the Land Use Bylaw No. 632/04 by reclassifying. (Sentinel).

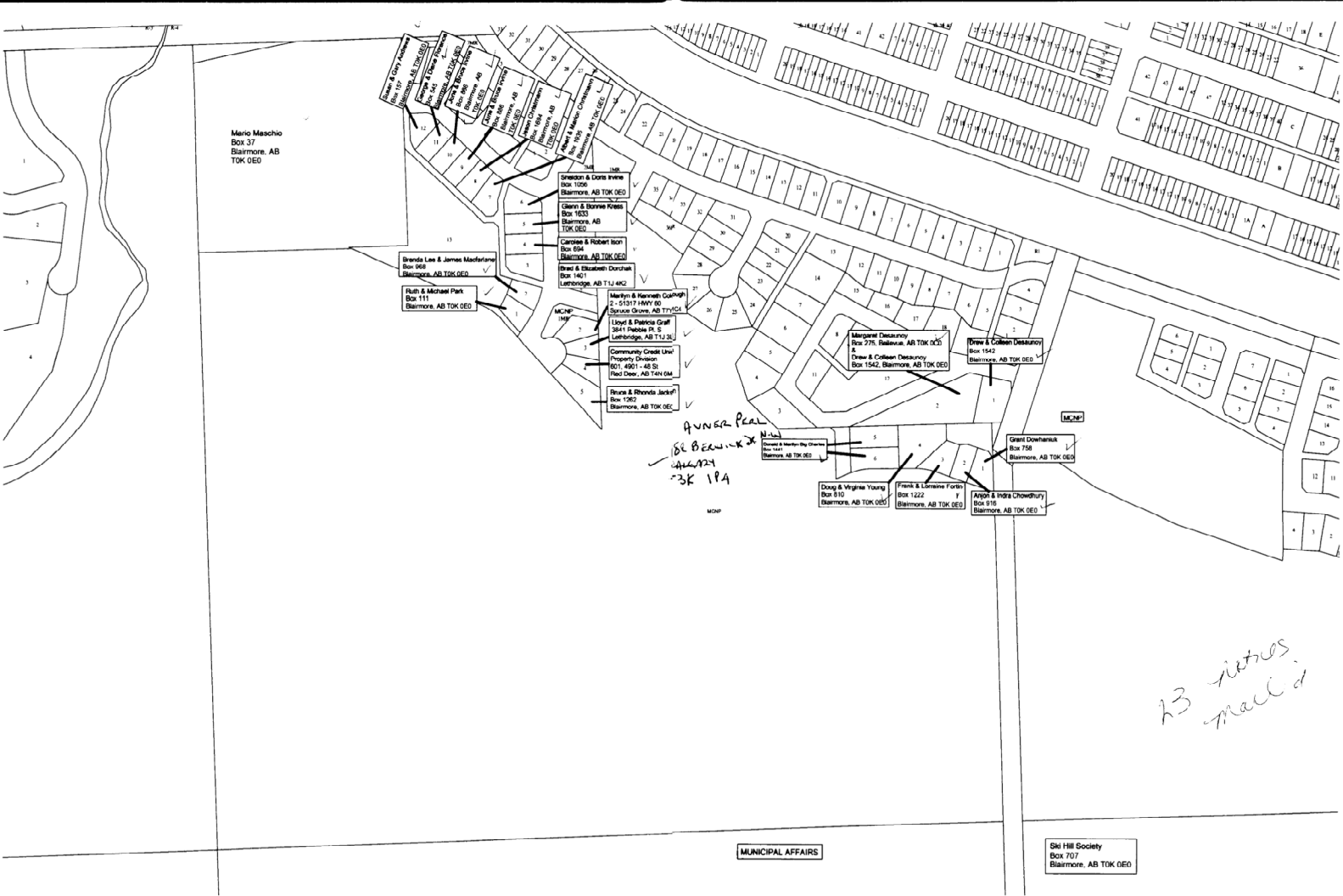
As per Leslie's previous facsimile transmissions and my fax of this morning, please advertise the attached Notices for 2 publications on November 22 and 29, 2005.

Thank you.

Carrie

23 Received 11/16/05





Merio Maschio  
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Ruth & Michael Park  
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Gregory & Doris Irvine  
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Clara & Doris Irvine  
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23 notes  
mail of