



**Municipality of Crowsnest Pass  
AGENDA  
Regular Council Meeting  
Council Chambers at the Municipal Office  
8502 - 19 Avenue, Crowsnest Pass, Alberta  
Tuesday, March 12, 2024 at 1:00 PM**

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. CONSENT AGENDA**
- 4. ADOPTION OF MINUTES**
  - 4.a Minutes of the Council Meeting of March 5, 2024
- 5. PUBLIC HEARINGS**
- 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 1162, 2023 - Land Use Bylaw Amendment - Rezone two portions of the NW-15-8-5-W5M from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1 and Recreation and Open Space RO-1 -*Third Reading*
  - 7.b Service Areas Update
  - 7.c Station 4 Discussion
  - 7.d Mountainview Hall Repairs
  - 7.e Pass Powderkeg (PPK) Slush Cup and BBQ Attendance
- 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 Economic Interests of the Public Body - Municipal Office - *FOIP Act Section 25*

11.b Economic Interests of the Public Body - Land Purchase Application - *FOIP Act Section 25*

**12. ADJOURNMENT**



**Municipality of Crowsnest Pass  
Request for Decision**

**Meeting Date:** March 12, 2024

**Agenda #:** 4.a

**Subject:** Minutes of the Council Meeting of March 5, 2024

**Recommendation:** That Council adopt the Minutes of the Council Meeting of March 5, 2024 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:**

2024 03 05 - Council Meeting Minutes.docx





## Municipality of Crowsnest Pass

### Council Meeting Minutes

**Tuesday, March 5, 2024**

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A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, March 5, 2024.

#### **Council Present:**

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

#### **Administration Present:**

Patrick Thomas, Chief Administrative Officer  
Kristin Ivey, Deputy Chief Administrative Officer  
Bonnie Kawasaki, Recording Secretary

#### **CALL TO ORDER**

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

#### **ADOPTION OF AGENDA**

##### **Additions:**

##### **Councillor Inquiries and Notice of Motion**

- a. Bellevue Mainstreet Discussion – Mayor Painter

**01-2024-03-05:** Councillor Filipuzzi moved to adopt the agenda as amended.

Carried

#### **CONSENT AGENDA**

None

#### **ADOPTION OF MINUTES**

**02-2024-03-05:** Councillor Girhiny moved to adopt the Minutes of the Council Meeting of February 27, 2024 as presented

Carried



**PUBLIC HEARINGS**

**Bylaw 1170, 2023 Road Closure - Public Hearing**

Mayor Painter declared the Public Hearing opened at 7:01 pm for Bylaw No. 1170, 2023.

Patrick Thomas, Chief Administrative Officer provided a brief overview of the bylaw and read into the record that there were no written submissions received prior to the due date.

Mayor Painter noted there were no members of the public present to speak at the hearing and declared the public hearing closed at 7:03 pm.

**Bylaw 1173, 2023 - Land Use Bylaw Amendment - Rezone a portion of Lot 1, Block 3, Plan 1911496, within the SE16-8-4-W5M, from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1 - Public Hearing**

Mayor Painter declared the Public Hearing opened at 7:04 pm for Bylaw No. 1173, 2023.

Patrick Thomas, Chief Administrative Officer provided a brief overview of the bylaw and read into the record that there were no written submissions received prior to the due date.

Mayor Painter noted there were no members of the public present to speak at the hearing and declared the public hearing closed at 7:05 pm.

**DELEGATIONS**

**Crowsnest Pass Golf Club - Hal Nummi and Waren Gietz**

Hal Nummi, President and Waren Gietz, General Manager of the Crowsnest Pass Golf Club were in attendance to present Council with a presentation on the long-term water rate and the development of an operational plan for conservation of water.

**03-2024-03-05:** Councillor Sygutek moved to strike a committee with the Crowsnest Pass Golf Club, members of Council and Administration.

Carried

**RCMP Quarterly Update Corporal Mark Amatto**

Constable Chris McKerracher of the Crowsnest Pass RCMP detachment was in attendance to present Council with the 3rd quarter update from 2023.

**REQUESTS FOR DECISION**

**Bylaw 1171, 2023 - Borrowing Bylaw for Bellevue Mainstreet Revitalization - Second and Third Readings**

**04-2024-03-05:** Councillor Filipuzzi moved second reading of Bylaw 1171, 2023 - Borrowing Bylaw for Bellevue Mainstreet Revitalization.

Carried

**05-2024-03-05:** Councillor Ward moved third and final reading of Bylaw 1171, 2023 - Borrowing Bylaw for Bellevue Mainstreet Revitalization.

Carried

**Bylaw 1173, 2023 - Land Use Bylaw Amendment - Rezone a portion of Lot 1, Block 3, Plan 1911496, within the SE16-8-4-W5M, from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1 - Second and Third Readings**

**06-2024-03-05:** Councillor Girhiny moved second reading of Bylaw 1173, 2023 - Land Use Bylaw Amendment - Rezone a portion of Lot 1, Block 3, Plan 1911496, within the SE16-8-4-W5M, from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1.

Carried

**07-2024-03-05:** Councillor Glavin moved third and final reading of Bylaw 1173, 2023 - Land Use Bylaw Amendment - Rezone a portion of Lot 1, Block 3, Plan 1911496, within the SE16-8-4-W5M, from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1.

Carried

**COUNCIL MEMBER REPORTS**

- Councillor Girhiny
  - Attended the PPK Ski Society meeting
    - Advised that Council can expect an invitation to judge the upcoming Slush Cup
  
- Councillor Ward
  - Attended the Zoom meeting with Alberta Municipalities regarding the Provincial budget, takeaways included:
    - The Province is increasing the education tax by 9.2 %
    - The Province will fund 3300 affordable housing units across the Province this year however this increase equates to 1 for every 1400 people
    - Highway 3 Expansion – the Capital Budget for the next three years is only for the Taber to Burdett portion
  
- Mayor Painter
  - Attended a meeting with Glencore
    - Purchasing Teck Resources in June – planning for business as usual and will continue to support the communities in the Elk Valley and Crowsnest Pass
    - Mayor Wilkes is working with the Province of BC in collaboration with Glencore to bring an oncology unit to Cranbrook hospital, not going well
    - Sparwood will be increasing property taxes by 8% in 2024



**PUBLIC INPUT PERIOD**

- Joseph Filipuzzi
  - Bellevue MainStreet Project – Council needs to reassess spending
    - Stated that he has two homeless people squatting on his property in Frank and that there are many homeless people in the Crowsnest Pass
    - Discussed that there is worse infrastructure than Bellevue that should be repaired first
    - Feels that expending 2 million dollars could go a lot further on other needed projects
  
- Carman Roman
  - Council has huge misperceptions regarding the Bellevue Revitalization Project regarding how the residents feel about it
  - The people have the right to know the details of the increased debenture of \$1.1 million
    - Bellevue Main Street is short therefore asking that the bump outs are removed to increase parking and reduce costs for cement
    - Wants to work with Council, not against Council

**COUNCILLOR INQUIRIES AND NOTICE OF MOTION**

**Bellevue Mainstreet Discussion – Mayor Painter**

**08-2024-03-05:** Mayor Painter moved that Administration bring back amendments to the Bellevue Mainstreet Revitalization design to incorporate removal and relocation of certain crosswalks and removal of one bump out.

Carried

**IN CAMERA**

**09-2024-03-05:** Councillor Sygutek moved that Council go In Camera for the purpose of discussion of the following confidential matters under the Freedom of Information and Protection of Privacy Act and to take a short recess at 8:49 pm:

- a. Economic Interests of the Public Body - Land Purchase Application - *FOIP Act Section 25*

Carried

**Reconvene**

Mayor Painter convened the In Camera meeting at 8:56 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.



**10-2024-03-05:** Councillor Glavin moved that Council come out of In Camera at 9:03 pm.

Carried

**11-2024-03-05:** Councillor Sygutek moved that Council accepts the offer to purchase a portion of Lot U8 Block 4 Plan 7610122 subject to the following conditions:

1. That the price is \$4.00 per square foot plus GST
2. That the applicant is responsible for all costs relating to the consolidation of the subject parcel with the title to Lot 7 Block 4 Plan 7410209 (13506-15 Ave Blairmore)
3. That the applicant is responsible for all legal costs relating to this transaction including the legal costs of the Municipality, if any.
4. That this transaction is completed by December 31, 2024.
5. That the applicant removes the rear yard improvements from the public lane or, make application to close that portion of the lane and purchase that as well.

Carried

**ADJOURNMENT**

**12-2024-03-05:** Councillor Filipuzzi moved to adjourn the meeting at 9:04 pm.

Carried

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Blair Painter  
Mayor

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Patrick Thomas  
Chief Administrative Officer



## Municipality of Crowsnest Pass Request for Decision

**Meeting Date:** March 12, 2024

**Agenda #:** 7.a

**Subject:** Bylaw 1162, 2023 - Land Use Bylaw Amendment - Rezone two portions of the NW-15-8-5-W5M from Non-Urban Area NUA-1 to Grouped Country Residential GCR-1 and Recreation and Open Space RO-1 -Third Reading

**Recommendation:** That Council moves third reading of Bylaw 1162, 2023.

### **Executive Summary:**

The proposed bylaw involves the rezoning of lands for the purpose of creating seven (7) country residential parcels of approximately 3 acres each, adjacent to the existing Tecumseh subdivision. The proposed 0.07 acres for RO-1 is part of the municipal reserve dedication from the developer as a proposed municipally-owned parking lot for the nearby cross-country ski trails parking area (6-8 parking stalls). The remainder of the property (approximately 100 acres), is proposed to remain unsubdivided in the NUA-1 District with an existing dwelling unit.

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

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

Bylaw 1059, 2020 Municipal Development Plan

Land Use Bylaw No. 1165, 2023

### **Discussion:**

Bylaw 1162, 2023 was given first reading on October 17, 2023, and a public hearing was held on November 14, 2023. At the public hearing many people opposed the proposed rezoning. One of the main concerns was uncertainty over the availability of groundwater supplies for household purposes for the proposed seven new country residential parcels, and the potential impact of this on existing groundwater users. Council shared the same concern, and determined to give second reading to the bylaw, and pause to allow the developer to undertake further due diligence by providing a Phase II Groundwater Assessment Report.



As a result, Bylaw 1162, 2023 contains the following clause: "*If second reading of this bylaw passed, it will be deemed that Council approved the bylaw amendment in principle subject to the landowner / applicant successfully completing their due diligence regarding relevant subdivision matters, and Council may pause the bylaw process after second reading to allow the landowner / applicant to apply for and obtain subdivision approval within two years of the date that the bylaw received first reading.*"

The Phase II Groundwater Assessment Report, dated February 22, 2024, and stamped and permitted by a professional geoscientist, is attached. Council's attention is drawn to the Executive Summary on p. 4 of the report, wherein as required by section 23 of the Water Act, it is stated as follows: "*Based on the information provided by this well assessment and utilizing data from other wells in the area, sufficient aquifer supplies exist to provide water for the proposed subdivision at a rate as specified in the Water Act of 1250 m<sup>3</sup>/year per lot without causing adverse effects to existing domestic, agricultural or licensed groundwater users and no impacts to springs in the area are anticipated.*"

A professional engineer, BDT Engineering Ltd, made a geotechnical site assessment, and provided a letter of suitability for country residential subdivision (attached).

On February 28, 2024 the Subdivision Authority (Municipal Planning Commission) considered the Phase II Groundwater Assessment Report and **determined that it meets the requirements of section 23 of the Water Act** (see s. 23 attached). The subdivision application 2023-0-165 was approved by the Municipal Planning Commission February 28, 2024.

The approved subdivision is conditional upon several items, including:

1. The registration of a Restrictive Covenant that requires the landowners of the proposed parcels (and their successors in title) to install either a cistern or a suitably sized pressure tank, the purpose of which is to prevent surges in the drawdown of the aquifer (i.e. once the cistern is filled, water will trickle into the cistern or pressure tank instead of the household fixtures and appliances drawing, in surges, directly from the water well). While this was not a recommendation in the Phase II Water Report (i.e. it was not deemed necessary and was not mentioned), the developer proposed this measure to reduce surges on groundwater resources, and because from their experience, it is a good practice.
2. The dedication of land for the proposed parking lot.
3. The dedication of road widening to resolve a longstanding encroachment of public road onto private land; and
4. The protection of a wetland by dedicating land as an Environmental Reserve Easement.

The Municipal Development Plan (Policy 2.3.5, p. 64) encourages grouped country residential development in areas outside of the urban growth nodes.

The landowner prepared a conceptual development plan to illustrate the proposal (see attached).

The Area Structure Plan Applications Policy 2003-02 requires that an applicant prepares an area structure plan when a subdivision of six or more parcels is proposed. The Municipal Government Act (s. 633) states the purpose of an area structure plan as a comprehensive planning instrument to plan for municipal infrastructure (major public utilities and transportation routes), land use, density, and sequencing of development. In this instance, the proposed subdivision does not involve new municipal infrastructure, is located along the existing Tecumseh Road, land use, density and sequencing (not applicable) can be derived from the attached Development Proposal, and the land is located outside of



Alberta Transportation's development control zone. As such, there does not appear to be a need for an area structure plan to consider the merit of the proposal.

**Analysis of Alternatives:**

1. It is recommended that Council give third reading of Bylaw 1162, 2023.
2. Council may defeat Bylaw 1162, 2023.

**Financial Impacts:**

N/A

**Attachments:**

FORMATTED Bylaw 1162, 2023.docx

Schedule A Redesignation.pdf

Schedule A Aerial Photo.pdf

Phase II Groundwater Assessment Report - Feb 22 2024 - FINAL (Council - p. 4).pdf

BDT Tecumseh Subdivision Suitability Letter.pdf

Water Act s. 23 (3).pdf

SentrySix - Tecumseh Subdivision Development Plan.pdf

**MUNICIPALITY OF CROWSNEST PASS**  
**BYLAW NO. 1162, 2023**  
**LAND USE BYLAW AMENDMENT – Redesignate Portion of NW¼ 15-8-5-W5M**

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to amend Bylaw No. 868, 2013, being the Municipal Land Use Bylaw.

**WHEREAS** the Council of the Municipality of Crowsnest Pass considers it prudent to rezone the lands legally described as a portion of NW¼ 15-8-5-W5M containing ±8.27 ha (20.44 acres) from “Non-Urban Area – NUA-1” to “Grouped Country Residential – GCR-1”, and to rezone the lands legally described as a portion of NW¼ 15-8-5-W5M containing ±0.03 ha (0.07 acres) from “Non-Urban Area – NUA-1” to “Recreation & Open Space – RO-1”, as shown on Schedule ‘A’ attached hereto and forming part of this bylaw, provided that the applicant / landowner completes their due diligence with regard to water and private sewage disposal options and other relevant matters, and apply form and obtain subdivision approval.

**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 “Grouped Country Residential – GCR-1” and the “Recreation & Open Space – RO-1” land use districts.

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

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

1. The Land Use District Map be amended to rezone the lands legally described as a portion of NW¼ 15-8-5-W5M containing ±8.27 ha (20.44 acres) from “Non-Urban Area – NUA-1” to “Grouped Country Residential – GCR-1”, and to rezone the lands legally described as a portion of NW¼ 15-8-5-W5M containing ±0.03 ha (0.07 acres) from “Non-Urban Area – NUA-1” to “Recreation & Open Space – RO-1”, as shown on Schedule ‘A’ attached hereto and forming part of this bylaw.
2. Bylaw No. 868, 2013, 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 \_\_\_\_\_ 2023.

READ a **second** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

*If second reading of this bylaw passed, it will be deemed that Council approved the bylaw amendment in principle subject to the landowner / applicant successfully completing their due diligence regarding relevant subdivision matters, and Council may pause the bylaw process after second reading to allow the*

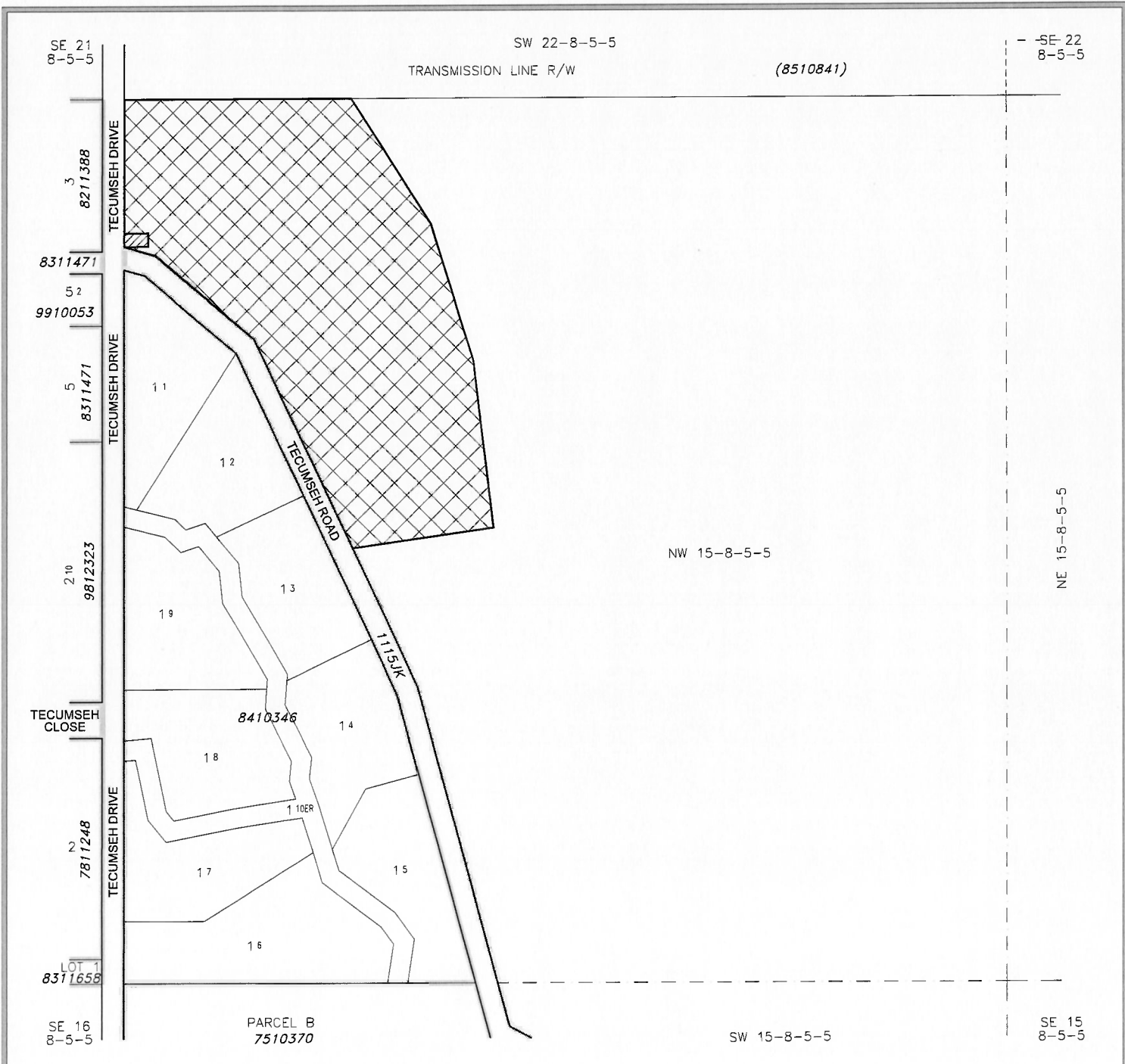
*landowner / applicant to apply for and obtain subdivision approval within two years of the date that the bylaw received first reading.*

READ a **third and final** time in council this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Blair Painter  
Mayor



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






**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**

**Bylaw #:** 1162, 2023  
**Date:** \_\_\_\_\_

- 
**FROM: Non-Urban Area NUA-1**  
**TO: Grouped Country Residential GCR-1**  
**CONTAINING 8.27±ha(20.44±ac)**
- 
**FROM: Non-Urban Area NUA-1**  
**TO: Recreation & Open Space RO-1**  
**CONTAINING 0.03±ha(0.07±ac)**

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"


PORTION OF NW 1/4 SEC 15, TWP 8, RGE 5, W 5 M  
 MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS  
 DATE: SEPTEMBER 29, 2023



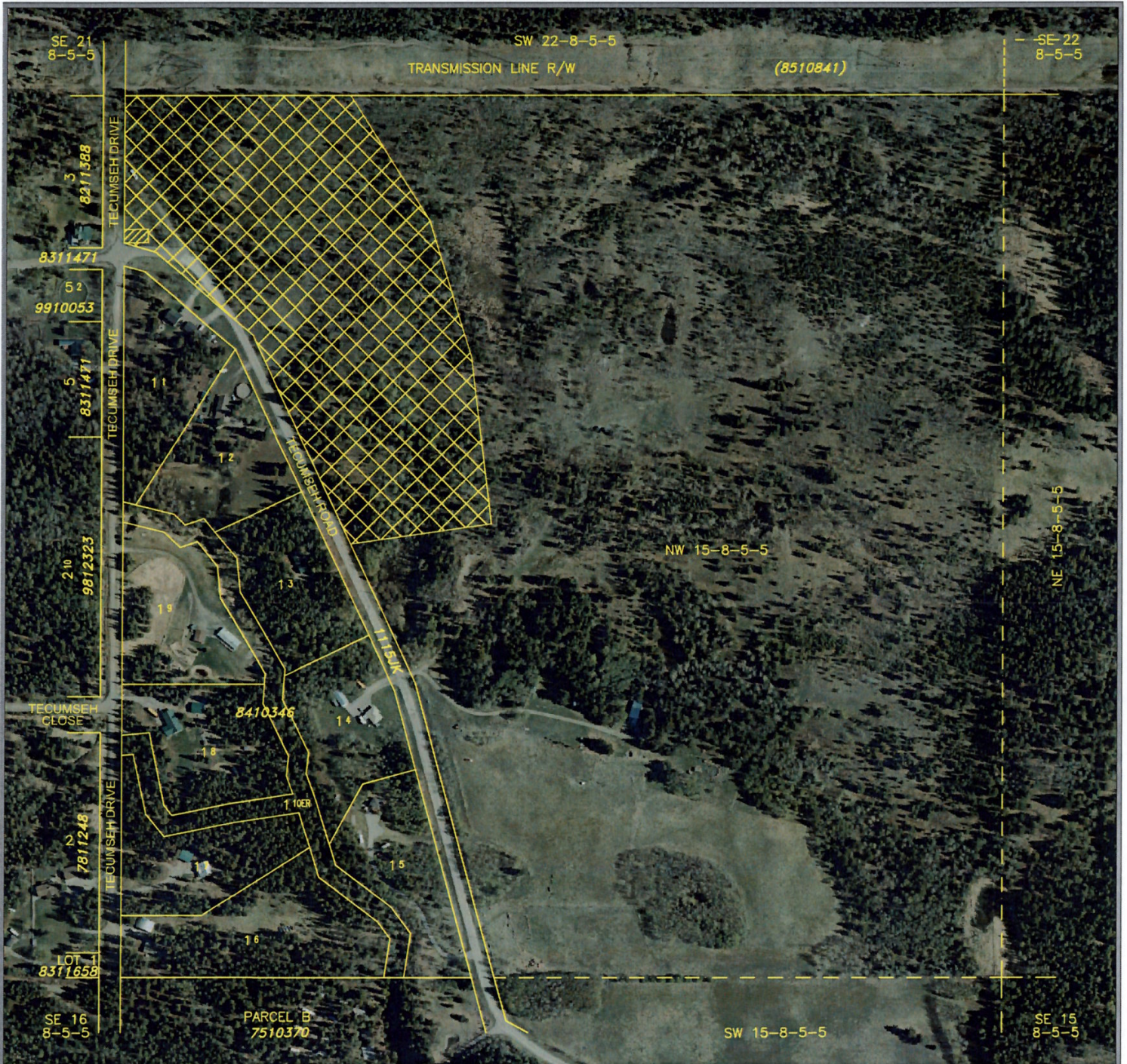
**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

0 Metres 100 200 300 400

October 11, 2023 N:\C-N-P\CNP LUD & Land Use Redesignations\  
 Crowsnest Pass - Portion of NW15-8-5-5.dwg









**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**

**Bylaw #:** 1162, 2023  
**Date:** \_\_\_\_\_


 **FROM: Non-Urban Area NUA-1  
TO: Grouped Country Residential GCR-1  
CONTAINING 8.27±ha(20.44±ac)**


 **FROM: Non-Urban Area NUA-1  
TO: Recreation & Open Space RO-1  
CONTAINING 0.03±ha(0.07±ac)**

**PORTION OF NW 1/4 SEC 15, TWP 8, RGE 5, W 5 M  
MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS  
DATE: SEPTEMBER 29, 2023**

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: May 19, 2021**

  
**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

0 Metres 100 200 300 400 

October 11, 2023 N:\C-N-P\CNP LUD & Land Use Redesignations\  
Crowsnest Pass - Portion of NW15-8-5-5.dwg **15**





Phase II Residential Groundwater Supply Assessment  
Well 9682002

13 – 15 – 08 – 05W5  
Municipality of Crowsnest Pass  
3751 Tecumseh Road  
Well ID 9682002

Project #: AW.53.01  
February 22 2024



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Table 1 - Drawdown in aquifer at various distances from the subdivision  
Table 2 - WSH Labs water quality report

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APPENDIX I: WATER WELL DRILLING REPORT – WELL 9682002, PUMPING TEST REPORT  
APPENDIX II: WSH LABS (1992) LTD. WATER QUALITY ANALYSIS REPORT

## 1. EXECUTIVE SUMMARY

A Phase II Groundwater Supply Assessment was undertaken for a proposed phased subdivision located NW – 15 – 08 – 05W5 to better understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements. The initial development phase proposes seven 3-acre lots with individual wells being installed in each lot.

A 60-foot-deep well was installed on one of the lots in February of 2024 to determine aquifer conditions underlying the site and to calculate well productivity. The well obtains water from a fractured shale from 30 – 40 feet below ground.

A long term pumping test was conducted on the well in February of 2024. The well was pumped for of 24 hours, which is greater than the minimum pumping period of 2 hours but was done to better characterize a fractured shale aquifer. The well was pumped at a rate of 4 gallons per minute and water levels declined 1.2 m during the pumping test indicating a moderately productive well.

Calculation of long term yields from this well shows a yield of 2 imperial gallons per minute or 4780 m<sup>3</sup>/year. As specified by the Water Act a minimum supply of 1250 m<sup>3</sup>/year is required showing that the well is capable of supplying water for the lot in the subdivision.

Due to the relatively high precipitation of over 600 mm per year in the area groundwater recharge will occur with snowmelt and rainfall. Groundwater recharge is estimated at approximately 7.5% of total precipitation, or approximately 550 m<sup>3</sup>/year over each lot. This volume is higher than the estimated water consumption at each residential lot, and a significant amount of water will be returned to the ground through the septic fields installed at each site. Adverse effects due to excessive groundwater withdrawals will not occur in the area due to provision of water supply to the proposed subdivision.

**Based on the information provided by this well assessment and utilizing data from other wells in the area, sufficient aquifer supplies exist to provide water for the proposed subdivision at a rate as specified in the Water Act of 1250 m<sup>3</sup>/year per lot without causing adverse effects to existing domestic, agricultural or licensed groundwater users and no impacts to springs in the area are anticipated.**

Analysis of a water sample collected from the well for water quality parameters shows that the water is a calcium bicarbonate type water with low total dissolved solids. All parameters meet drinking water quality guidelines, and the water is suitable for the intended use.



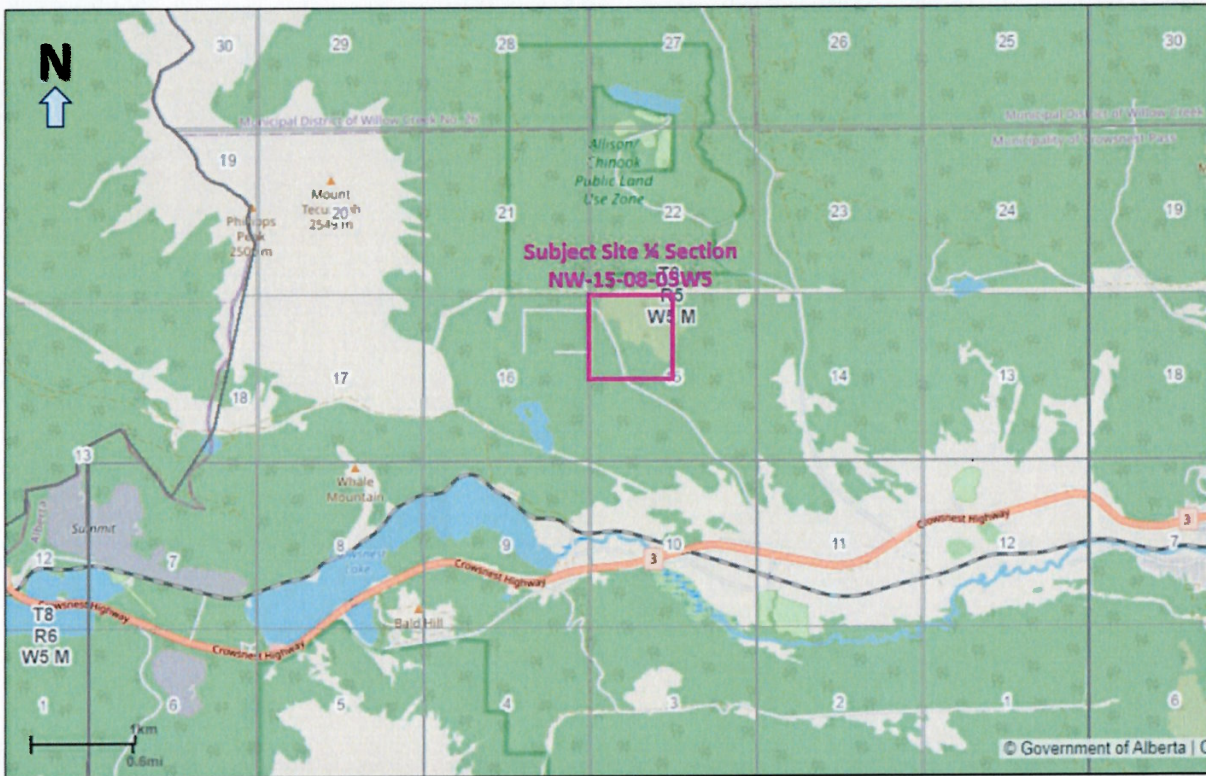
## 2. INTRODUCTION

Arletta Water Resources (Arletta) was retained by Sentry Six Land Corp. to complete a Phase II Groundwater Supply assessment for a proposed residential subdivision located within NW-15-08-05W5, herein referred to as “the Site”. The assessment was undertaken to better understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements. The initial development phase proposes seven 3-acre lots with future phase being completed over the entire 126.24-acre Site.

A previous Phase I Groundwater Supply Assessment was conducted by Arletta in December of 2023 and details from that report are included in this assessment.

The Site is in the Municipality of the Crowsnest Pass, approximately 5.7 kilometres northwest of the Community of Coleman, Alberta. The Site area is occupied predominantly by forestry land with some low-density residential development. A portion of the Municipality of Crowsnest Pass land map and subject site quarter section location is shown in Figure 1.

**Figure 1. Municipality of Crowsnest Pass land map and subject site ¼ section location**



Water is required to supply a proposed residential subdivision with one new water supply well being required on each new lot. The total subdivision area is 126.24-acres, with each lot being approximately 3-acres in size. Initial development phases anticipate the creation of 7 lots. Each residential lot is entitled to water at a rate of 1,250 m<sup>3</sup>/year (3.4 m<sup>3</sup>/day) under the *Water Act*.



**3. 2024 Well**

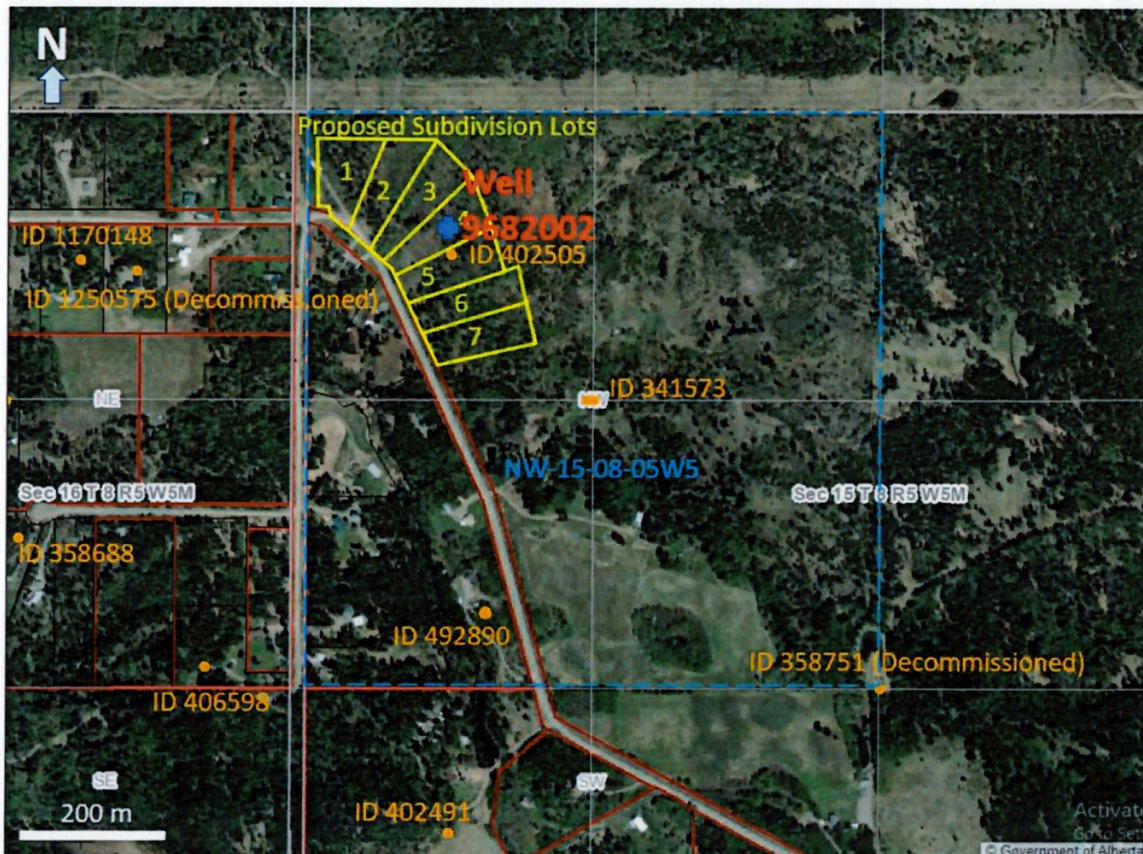
A new well was installed on the site in February of 2024 by personnel from Niemans Drilling and Sons Ltd. to a depth of 60 feet (Well ID 9682002). This well obtains water from a black fractured shale from 30 – 40 feet below ground. The Water Well Drilling Report is attached in Appendix 1. Details of the well are summarized below:

Well 9682002	Details
Depth	60 feet (18.3 m)
Location	49.653560° N, -114.608274° E
Perforated Zone	30 – 40 feet (9.1 – 12.2 m)
Static Water Level	12.79 feet btoc (3.9 m btoc)

Note – btoc – below top of casing.

An air photo showing the well location along with other wells as presented in the Alberta Environment and Parks water well database is shown in Figure 2.

**Figure 2. Air photo of site location and existing water well locations with listed GIC Well ID's**





#### 4. TOPOGRAPHY

The Site surface dips locally towards the south, with surface elevations across the Site quarter ranging approximately 20 metres from 1,470 metres above sea level (masl) to 1,450 masl. There is a localized topographic low located immediately east of the Lot 4 and Lot 5 eastern boundary and to the south of the Lot 7 boundary, which can seasonally fill with water. The closest major surface water body is Allison Creek, located 1.2 km east of the Site. Regionally the site is located along the east flank of Mount Tecumseh with the slope of the mountain raising steeply approximately 2 km west of the site.

Most residences are located west of the site, generally at an elevation of 20 m higher than the subject site.

An aerial photo showing surface topography contours and the location of wells used in the geologic cross section is as follows:

**Figure 3. Surface topography contours and geologic cross section well locations**





## **5. NATURE OF REGIONAL AQUIFERS**

### **5.1. SURFICIAL GEOLOGY**

The surficial geology of the area is mapped in *Surficial Geology Alberta Foothills and Rocky Mountains Sheet No. 6* (Bayrock & Reimchen, 1975) and indicates that the Site is underlain by colluvium deposits. The colluvium consists of soil and rock creep material overlying bedrock with composition determined by the underlying bedrock. Surface material often has poor to well defined layering parallel to slope. Based on the strata listed on the Water Well Drillers Report for the existing wells within the Site quarter section, the upper strata consist of 0.9 – 6.0 m of clay, mixed clay and gravel or mixed sand and gravel overlying 0 - 19 metres of gravel. This gravel is approximately 3 m thick in Well 9682002 at the site. The variable surficial sediment thicknesses across the Site quarter section are likely due to the range in topography and slope across the quarter.

Some wells in the area utilize these gravel aquifers as for their well supply if the gravel zone has sufficient thickness and is below the water table.

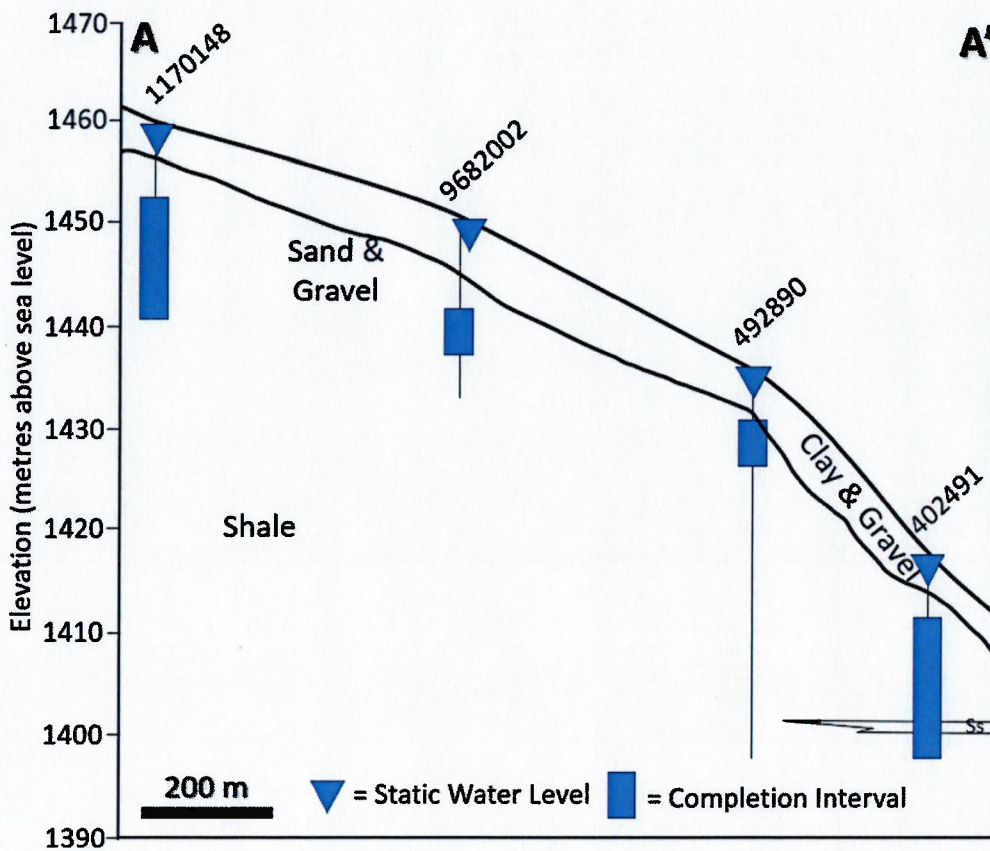
### **5.2. BEDROCK GEOLOGY**

The underlying bedrock geology consists of the Cretaceous Aged Alberta Group. The Alberta Group generally consists of silty shale units belonging to the Blackstone Formation and Wapiabi Formation, with a Cardium Formation sandstone unit sandwiched between the two shale formations. Water Well Drilling Reports indicate bedrock in the area consists predominantly of shale.

As the site is located within the Rocky Mountain region of Alberta the beds have been folded, tilted and faulted. This process results in fracturing of the shales with aquifers typically found within fractured zones of the shales.

Using the newly installed and existing Water Well Drilling Reports in the area, a cross section (A – A') showing the relationship between topography, target aquifers and static water levels is presented in Figure 4.

**Figure 4. Geologic cross section A – A'**



Surficial deposits consist of a variably thick layer of mixed sand, gravel and clay. Wells in the area are completed in predominantly shale bedrock deposits from 5 – 30 metres below ground. As water levels vary with topography and completion zones are at various elevations the aquifers do not appear to be continuous in the area. This should minimize drawdown in one well due to pumping from another well, conversely the fractured nature of the aquifers also indicates limited aquifer potential.

It has been reported that residences utilize springs in the area. The cross section illustrates steep topographic gradients in the area and the water levels in the well show generally lower static water levels in the wells. As is shown in the cross section and is consistent with groundwater concepts of direction of groundwater flow, the flow directions in the subsurface is also eastward. Spring users west of the property obtain water from groundwater flow that is upgradient of the proposed development with respect to flow directions. As a result, development at the site will not affect spring users west of the proposed subdivision.



## 6. PUMPING TEST

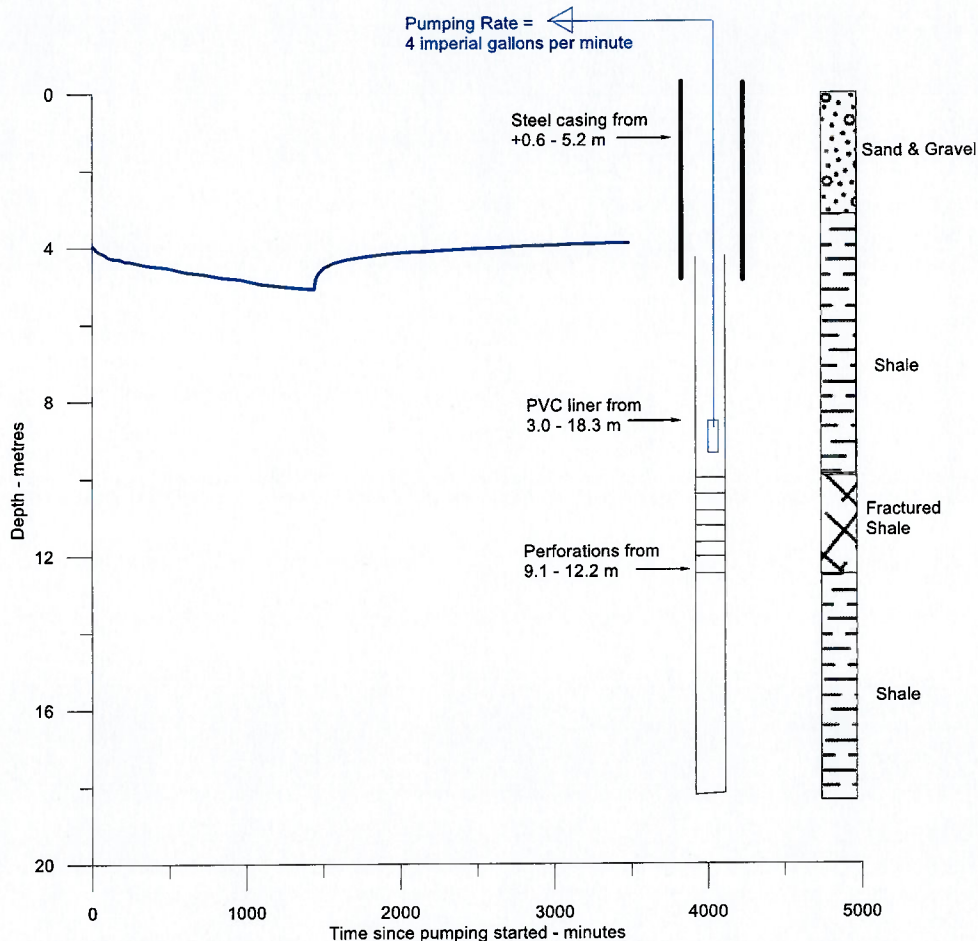
### 6.1 DETAILS OF PUMPING TEST

A pumping test was performed on the well from February 7 – 9, 2024. According to Alberta Environment guidelines a pumping test of 2 hours flow / 2 hours buildup is all that is required for a well needed to supply water at required rates (1250 m<sup>3</sup>/year). As this aquifer is a fractured aquifer it was thought that it would be preferable to conduct a longer aquifer test as fractured aquifers are known to supply high volumes of water for short periods of time with less water available after several hours of pumping.

As a result, a pumping test was conducted by pumping the well for 24 hours at a rate of 4 imperial gallons per minute and water levels were read in the well for this period and for 2040 minutes after pumping ceased. The pumping test report from Niemans Drilling and Sons Ltd. is attached in Appendix 1.

A schematic graph showing water levels with time during the test, details of well construction and a summary of the strata encountered is shown as follows:

**Figure 5 - Schematic graph of well during pumping test**

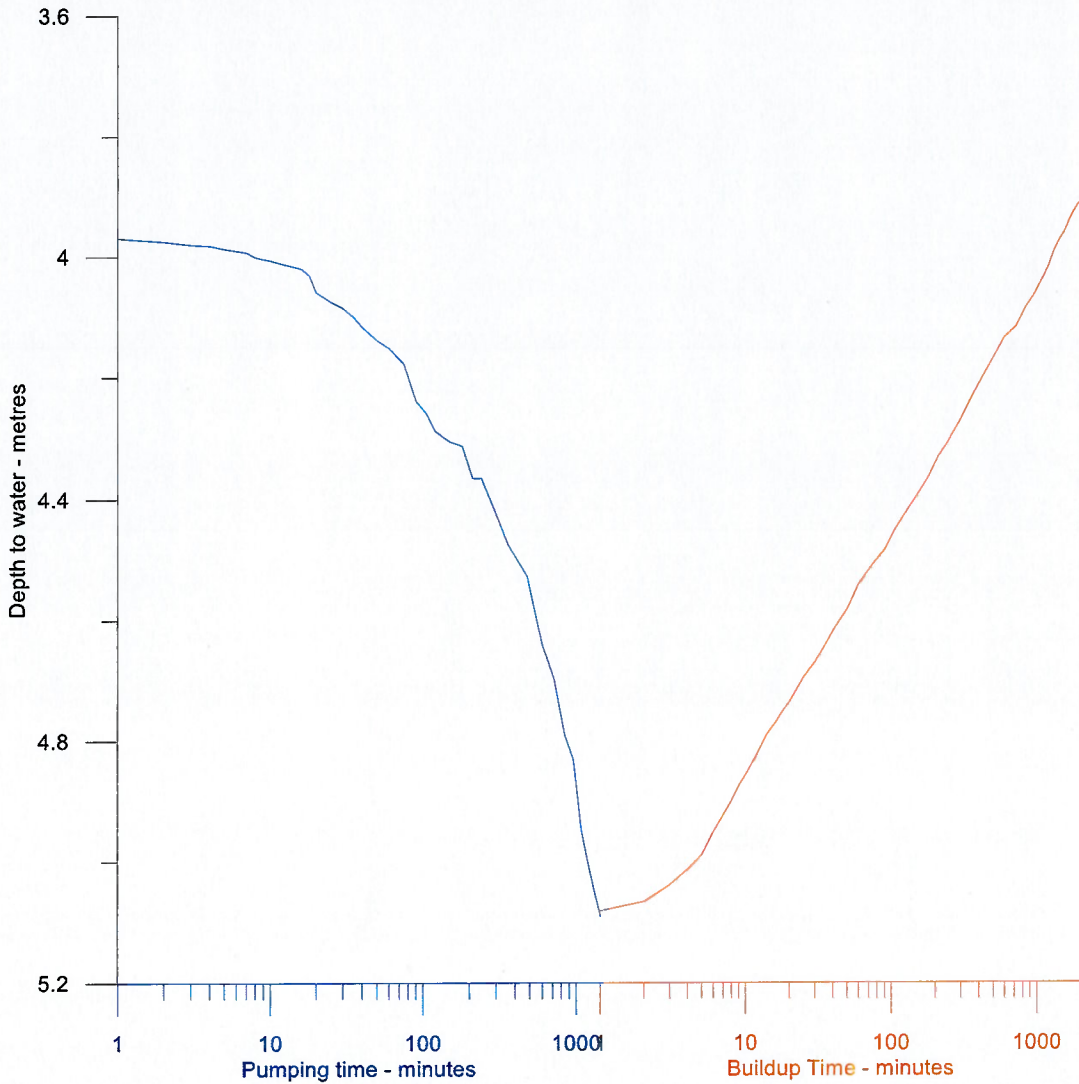




### 6.2 PUMPING TEST INTERPRETATION

A relatively moderate productive well is indicated by the water levels being maintained above the screened interval during the test. A dual semi-log diagnostic plot of the pumping test data is shown below to further illustrate the nature of the pumping test:

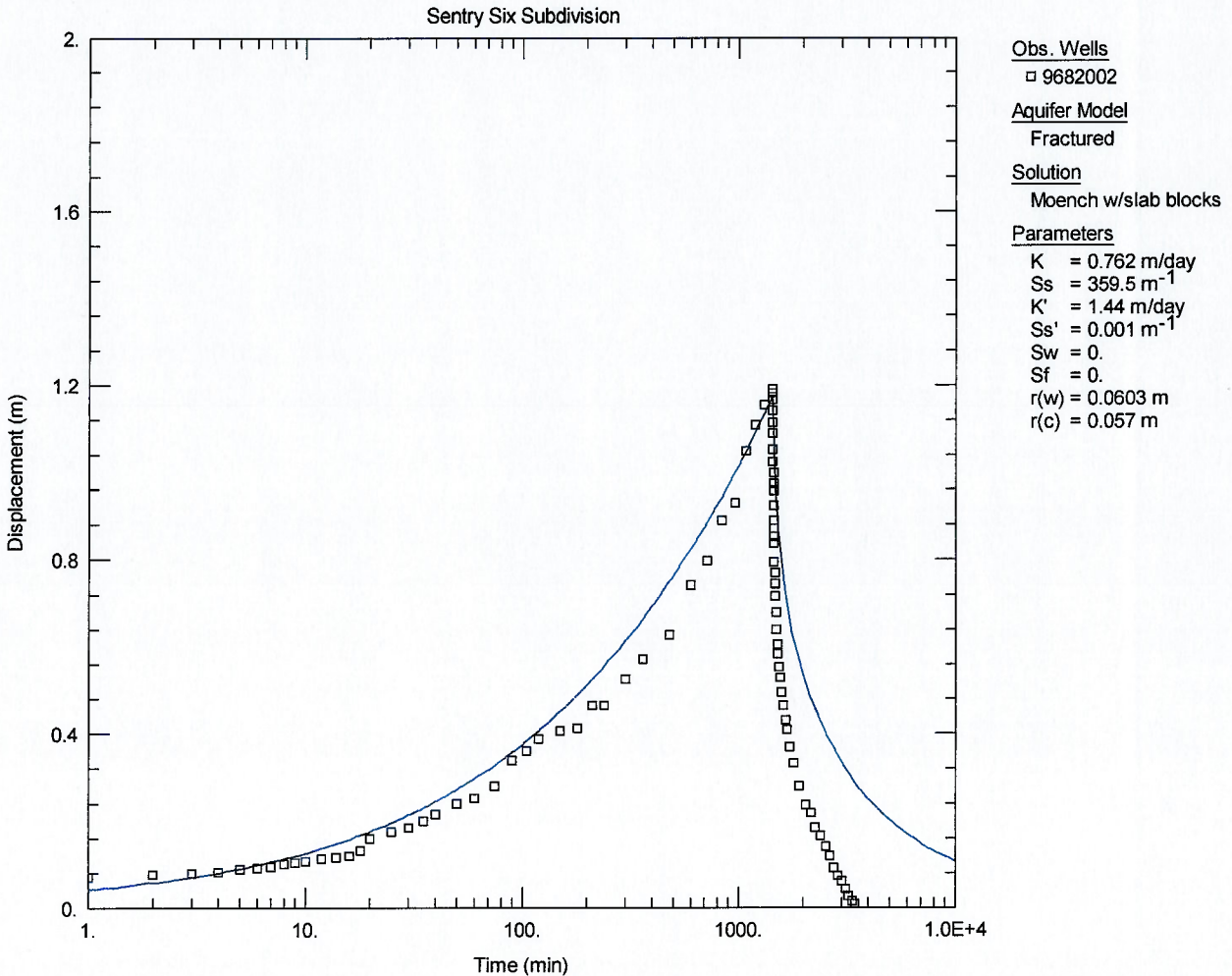
**Figure 6 - Dual semi-log plot of pumping test data**



The data shows 1.12 metres of drawdown during the pumping test which is a moderate amount and indicates a moderately productive well. The drawdown curve (in blue) shows an increasing slope from the start of the test until approximately 300 minutes where a constant slope is observed from 300 – 1440 minutes. It is interpreted that the initial part represents drainage of fractures around the well bore with the constant slope representing the effects of matrix flow. The buildup to static water levels indicates that sufficient matrix flow is present for long term supply.

The data was interpreted with the aid of the AQTESOLV program developed by HydroSoft Inc. The Moench solution for fractured aquifers was utilized as this method is thought to most closely reflect aquifer conditions. A graph showing drawdown with time and the calculated aquifer parameters is as follows:

**Figure 7 - Moench Solution**



A good fit to the data is observed indicating an appropriate solution. A hydraulic conductivity of 0.76 m/day is calculated, or for a 3 m aquifer an equivalent transmissivity of 2.3 m<sup>2</sup>/day is calculated indicating a moderately permeable aquifer.



### 6.3 LONG TERM YIELD

The long term yield of the well can be calculated through the Moell Solution as recommended by Alberta Environment and Parks:

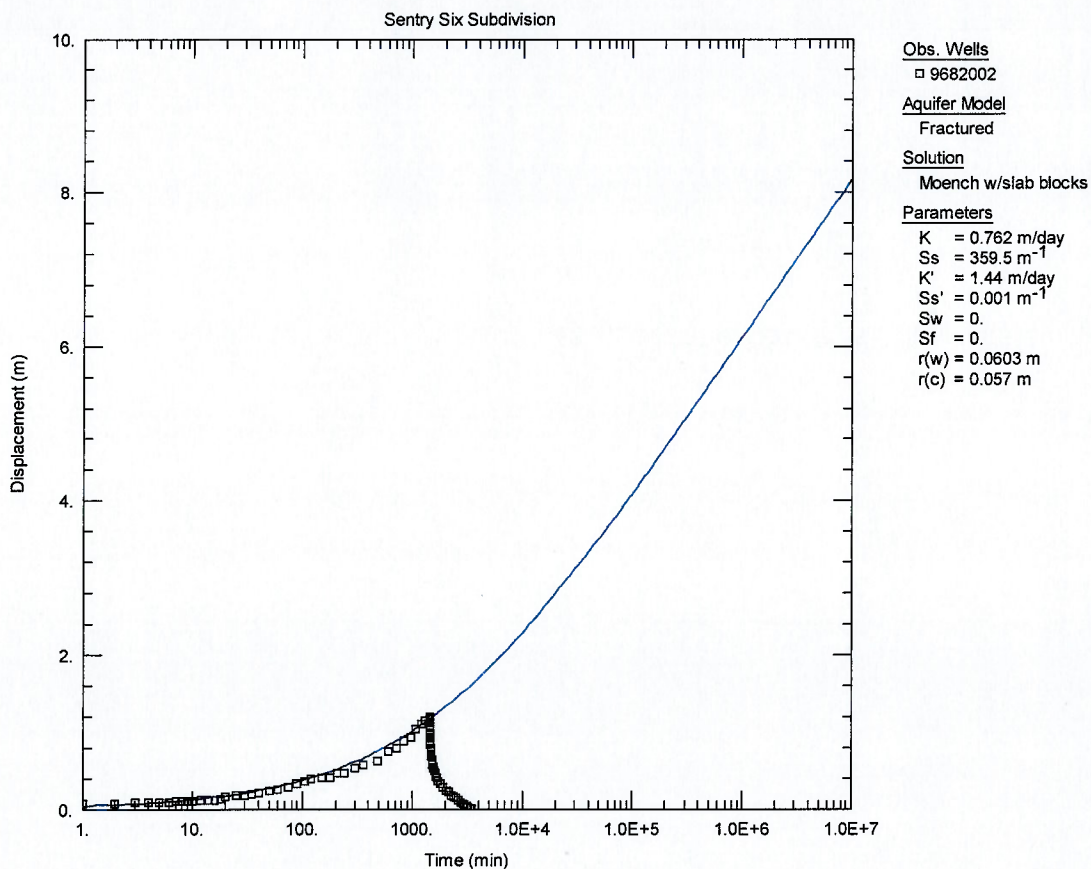
$$Q_{20} = \frac{0.7 \times Q \times H}{S_{100min} + (S_{20yrs} - S_{100min})_{theor}}$$

Where:

- $Q_{20}$  = Long term yield
- $Q$  = Pumping rate from test (4 imperial gallons per minute)
- $H$  = Available head (distance from the static water level to top of aquifer =  
9.1 m – 3.9 m + 0.6 m = 5.8 m)
- 0.7 = Safety factor
- $S_{100min}$  = Observed drawdown at 100 minutes = 0.35 m
- $(S_{20yrs} - S_{100min})_{theor}$  = Theoretical difference between drawdown at 20 years and 100 minutes based on the solution method utilized = 8.15 m – 0.35 m = 7.80 m

The last term is determined by extrapolating the Moench drawdown curve to 20 years as follows:

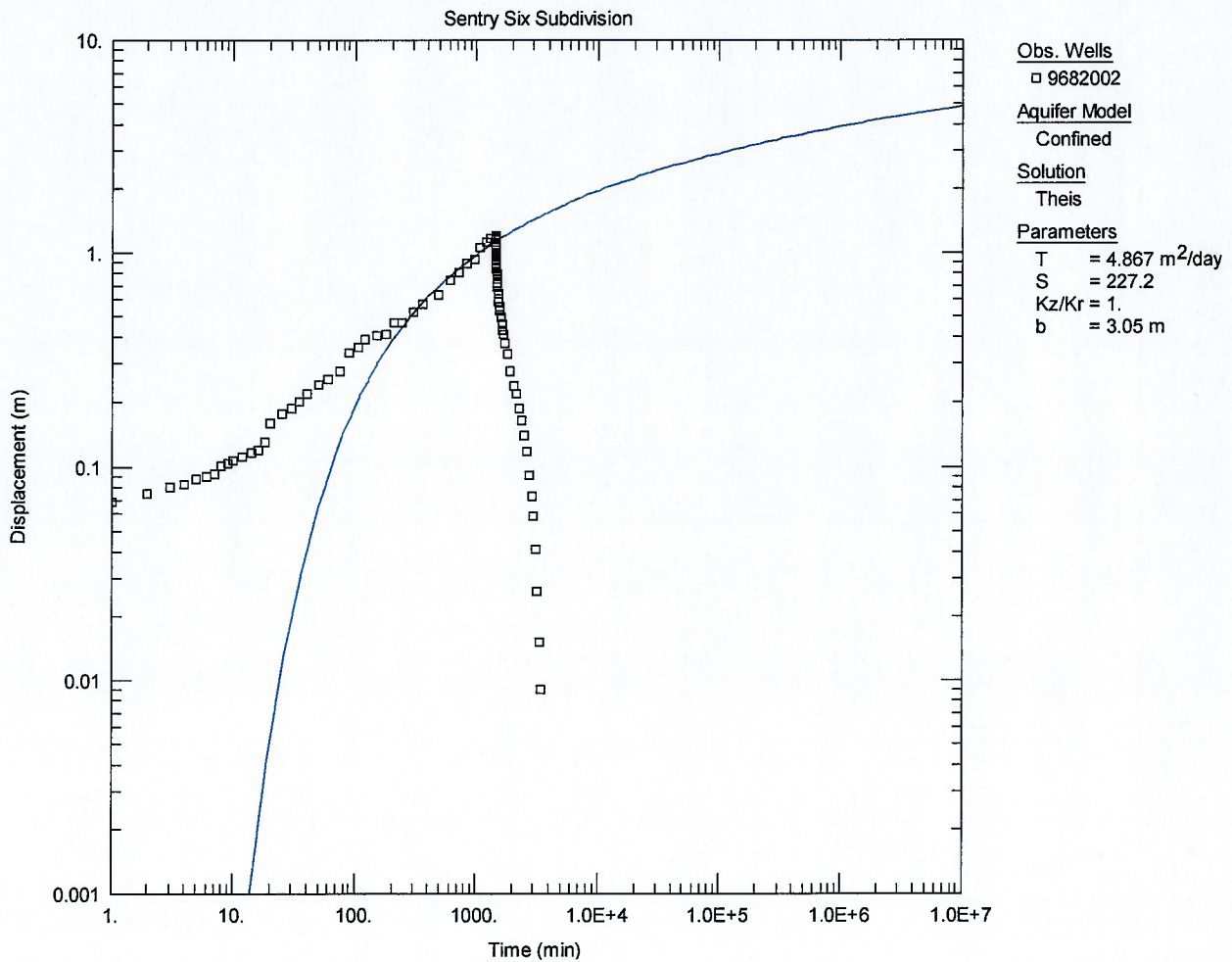
**Figure 8 - Moench solution extrapolated to 20 years**



Substituting these values a long-term yield of 2 imperial gallons or 4780 m<sup>3</sup>/year is required. As specified by the Water Act a minimum supply of 1250 m<sup>3</sup>/year is required showing that the well is capable of supplying water for the subdivision.

This interpretation is conservative as the more typical Theis interpretation would show a higher yield; however the data shows a poor fit to the Theis curve:

**Figure 9 - Theis fit to pumping test data**



This interpretation results in an estimated drawdown after 20 years less than 6 m (versus greater than 8 m for the Moench interpretation) and a poorer fit to the data showing that the Moench interpretation is reasonably conservative and appropriate.



**7. EFFECT OF PUMPING FROM SUBDIVISION ON OTHER USERS**

The geological analysis shows that the aquifers are not connected to each other at significant distances. Calculations can be made however assuming that the aquifers are connected, and the aquifer medium can be represented as a non-fractured unit. The calculations do require several assumptions and should be taken as insight into potential effects rather than accurate predictions. One simplifying assumption is that no recharge to the aquifer will occur,

Utilizing hydraulic conductivity values from the pumping test and the aquifer thickness, and assuming a storativity of  $5 \times 10^{-5}$ , along with each household using approximately 100 gallons per day (little irrigation at the subdivision is expected), the effect of 7 wells at various distances away from the subdivision can be calculated through the Cooper-Jacob equation:

**Table 1 - Drawdown in aquifer at various distances from the subdivision**

Time / distance	250 m	500 m	1000 m	1600 m	3000 m
<b>1 day</b>	0.06	--	--	--	--
<b>1 month</b>	0.44	0.29	0.13	0.03	--
<b>1 year</b>	0.71	0.56	0.41	0.30	0.17
<b>5 years</b>	0.89	0.74	0.59	0.48	0.34
<b>10 years</b>	0.97	0.82	0.66	0.56	0.42
<b>20 years</b>	1.05	0.89	0.74	0.64	0.50

The calculations show that a neighbouring well closest to the subdivision at approximately 250 m will show about 1 m of drawdown after 20 years. As this calculation assumes the wells are in the same aquifer and no recharge is occurring the drawdown is likely less.

Calculations can also be made on the sustainability of the aquifer adding the effect of recharge from precipitation. The precipitation in the area is relatively high and averages 607 mm per year (Alberta Climate Information Services). Of this amount most is lost to runoff, evaporation and plant transpiration processes. Recharge estimates provided by Golder Associates have estimated groundwater recharge in the area at 40 – 48 mm per year or around 7.5% of precipitation. Each lot would have recharge of approximately 550 m<sup>3</sup>/year and over the quarter section of the subject site this would account for a volume of water of approximately 29,000 m<sup>3</sup>. Assuming water demands for each lot is 200 m<sup>3</sup>/year, sufficient recharge is present to balance consumption. Much of the water (approximately 90%) would be returned to the ground through the on-site septic field systems, further balancing water needs.

## 8. WATER QUALITY

A water sample was collected towards the end of the pumping test and submitted to WSH Labs (1992) Ltd. of Calgary for analysis of routine dissolved salts and bacterial parameters. The lab report from WSH Labs is attached in Appendix II. A summary of the results, with a comparison to Canadian Drinking Water Quality Guidelines, is as follows:

**Table 2 - WSH Labs water quality report**

Parameter	Units	9082002	CDWQ MAC/AO
pH	pH	7.66	7.0 – 10.5
Calcium	mg/L	93.2	--
Magnesium	mg/L	18.3	--
Sodium	mg/L	16	200
Potassium	mg/L	1.0	--
Chloride	mg/L	4.6	250
Nitrate	mg/L	0.42	10
Sulfate	mg/L	16	500
Manganese	mg/L	< 0.01	0.12
Bicarbonate	mg/L	368	--
Iron	mg/L	< 0.03	0.3
Total Dissolved Solids	mg/L	332	500
Fluoride	mg/L	0.20	1.5
Fecal Coliforms	cfu/ml	0	< 1
Total coliforms	cfu/ml	0	< 1

The results show that the water is a calcium bicarbonate type water typical for the area. All parameters meet drinking water requirements, and the water is suitable for the intended use.



## 9. REFERENCES

Alberta Environment and Parks. September 2023. Groundwater Information System. Retrieved from:  
<http://groundwater.alberta.ca/WaterWells/d/>

Bayrock L.A., and Reimchen, T.H.F. 1975. Surficial Geology of Alberta Foothills and Rocky Mountains Sheet No. 6. Alberta Environment and Alberta Research Council.

Government of Alberta (GoA). 2023. Government of Alberta, Alberta Water Well Information Database (or Baseline Water Well Test Database). Retrieved May 2023 from <http://groundwater.alberta.ca/WaterWells/d/>

Government of Alberta (GoA). 2023. Guide to Groundwater Authorization | Environment and Protected Areas. Retrieved May 2023 from <https://open.alberta.ca/publications/guide-to-groundwater-authorization>

Google Earth. 2023. Google Earth Pro. Desktop Version 7.3.4.8573. Retrieved from:  
<https://earth.google.com/web/@0,0,0a,22251752.77375655d,35y,0h,0t,0r>

## 10. CLOSURE

This report has been prepared for the sole use of Sentry Six Land Corp. Any third party that intends to rely on this report must obtain the prior written consent of Arletta Environmental Consulting Corp. Any use of, or reliance on, this report by a third party without the prior written consent of Arletta Environmental Consulting Corp. is the sole responsibility of any such third party. Arletta Environmental Consulting Corp. as author of this report, assumes no liability for damages whatsoever suffered by any party as a result of decisions made or actions taken based on this report. This limitation of liability includes decisions to either purchase or sell the Property.

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If you require additional information, please feel free to contact the undersigned.

**Arletta Water Resources**



2024-02-22

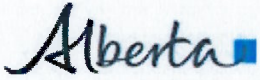
Ken Hugo, P.Geol.

# **APPENDIX 1**

**Water Well Drilling Report = Well 9682002**

**Pumping Test Report**





# Water Well Drilling Report

[View in Metric](#)

GIC Well ID 9682002  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 2024/02/14

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name <b>CAMPBELL, JOSH</b>		Address				Town <b>COLEMAN</b>		Province <b>ALBERTA</b>	Country <b>CANADA</b>	Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	13	15	8	5	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	
_____ ft from					Latitude <b>49.653560</b> Longitude <b>-114.608274</b>					_____ 4776.90 ft	
_____ ft from					How Location Obtained					How Elevation Obtained	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	

Drilling Information	
Method of Drilling Rotary - Air	Type of Work New Well
Proposed Well Use Domestic	

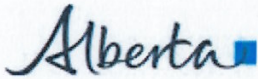
Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
10.00		Brown Sand & Gravel	
30.00		Black Shale	
40.00	Yes	Black Fractured Shale	
60.00		Black Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate		5.00 igpm	
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
2024/02/07	4.00	12.79	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
60.00 ft	60.00 ft	2024/02/05	2024/02/05	
<b>Borehole</b>				
Diameter (in)	From (ft)	To (ft)		
7.88	0.00	13.00		
6.75	13.00	17.00		
4.75	17.00	60.00		
<b>Surface Casing (if applicable)</b>		<b>Well Casing/Liner</b>		
Plastic		Plastic		
Size OD :	6.00 in	Size OD :	4.50 in	
Wall Thickness :	0.390 in	Wall Thickness :	0.214 in	
Bottom at :	17.00 ft	Top at :	10.00 ft	
		Bottom at :	60.00 ft	
<b>Perforations</b>				
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)
30.00	40.00	0.125	6.00	12.00
Perforated by Saw				
<b>Annular Seal</b> Bentonite Chips				
Placed from		0.00 ft to 13.00 ft		
Amount		100.00 Pounds		
<b>Other Seals</b>				
Type	At (ft)			
Shale Trap	29.00			
<b>Screen Type</b>				
Size OD :	_____ in			
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
<b>Pack</b>				
Type	_____ Grain Size _____			
Amount	_____			

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well <b>MACKAE BLAND</b>	Certification No <b>123871A</b>
Company Name <b>NIEMANS DRILLING &amp; SONS LTD.</b>	Copy of Well report provided to owner Yes
	Date approval holder signed <b>2024/02/14</b>





# Water Well Drilling Report

[View in Metric](#)

GIC Well ID 9682002  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 2024/02/14

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name CAMPBELL, JOSH		Address				Town COLEMAN		Province ALBERTA	Country CANADA	Postal Code	
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	13	15	8	5	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	
_____ ft from					Latitude 49.653560 Longitude -114.608274					4776.90 ft	
_____ ft from					How Location Obtained					How Elevation Obtained	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	

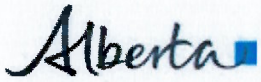
Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level										24.00 in	
Is Artesian Flow										_____	
Rate										_____ lgpm	
Is Flow Control Installed										_____	
Describe										_____	
Recommended Pump Rate										5.00 lgpm	
Pump Installed										_____	
Depth										_____ ft	
Recommended Pump Intake Depth (From TOC)										50.00 ft	
Type										_____	
Make										_____	
H.P.										_____	
Model (Output Rating)										_____	
Did you Encounter Saline Water (>4000 ppm TDS)										_____	
Depth										_____ ft	
Well Disinfected Upon Completion										Yes	
Gas										_____	
Depth										_____ ft	
Geophysical Log Taken										_____	
Submitted to ESRD										_____	
Remedial Action Taken										_____	
Sample Collected for Potability										_____	
Submitted to ESRD										_____	
Additional Comments on Well										_____	
AIR TESTED 15 IGPM.										_____	

Yield Test			Taken From Top of Casing		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level				
2024/02/07	11:00 AM	12.79 ft				
Method of Water Removal						
Type Pump						
Removal Rate			4.00 lgpm			
Depth Withdrawn From			50.00 ft			
If water removal period was < 2 hours, explain why						
			Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)	
			12.80	0:00		
			13.02	1:00	16.73	
			13.06	2:00	16.63	
			13.06	3:00	16.54	
			13.06	4:00	16.44	
			13.09	5:00	16.37	
			13.09	6:00	16.24	
			13.09	7:00	16.14	
			13.12	8:00	16.08	
			13.12	9:00	15.98	
			13.12	10:00	15.94	
			13.16	12:00	15.81	
			13.16	14:00	15.72	
			13.19	16:00	15.65	
			13.19	18:00	15.58	
			13.19	20:00	15.55	
			13.32	25:00	15.42	
			13.39	30:00	15.32	
			13.42	35:00	15.22	
			13.45	40:00	15.16	
			13.52	50:00	15.03	
			13.58	60:00	14.90	
			13.62	75:00	14.80	
			13.71	90:00	14.70	
			15.42	720:00	13.52	
			16.70	1440:00	13.02	
Pump Test Attachments						
Campbell.xlsx						

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time

Contractor Certification			
Name of Journeyman responsible for drilling/construction of well		Certification No	
MACKAE BLAND		123871A	
Company Name		Copy of Well report provided to owner	
NIEMANS DRILLING & SONS LTD.		Date approval holder signed	
		2024/02/14	





# Water Well Drilling Report

[View in Metric](#)

GIC Well ID 9682002  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 2024/02/14

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial	
<i>Owner Name</i> CAMPBELL, JOSH		<i>Address</i>				<i>Town</i> COLEMAN		<i>Province</i> ALBERTA	<i>Country</i> CANADA	<i>Postal Code</i>	
<i>Location</i>	<i>1/4 or LSD</i>	<i>SEC</i>	<i>TWP</i>	<i>RGE</i>	<i>W of MER</i>	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
	13	15	8	5	5						
<i>Measured from Boundary of</i>					<i>GPS Coordinates in Decimal Degrees (NAD 83)</i>						
_____ ft from _____					Latitude <u>49.653560</u> Longitude <u>-114.608274</u>					Elevation <u>4776.90 ft</u>	
_____ ft from _____					<i>How Location Obtained</i>					<i>How Elevation Obtained</i>	
					Differential corrected handheld GPS 5-10m					Differential corrected handheld GPS 5-10m	
ALDERSYDE FILL STATION				700.00		ig		2024/02/05 6:00 AM			

Contractor Certification			
<i>Name of Journeyman responsible for drilling/construction of well</i> MACKAE BLAND		<i>Certification No</i> 123871A	
<i>Company Name</i> NIEMANS DRILLING & SONS LTD.		<i>Copy of Well report provided to owner</i> Yes	<i>Date approval holder signed</i> 2024/02/14

# Niemans Drilling and Sons LTD

[www.niemansdrilling.com](http://www.niemansdrilling.com)

Flowtest for Q20 report  
Josh Campbell

Date: Feb. 7/24

Flow rate: 4 igpm

Top of casing: 60 cm  
Static: 3.90 m

Measured from top of casing

Minutes	Drawdown	Recovery	Minutes	Drawdown	Recovery
1	3.969	5.081	840	4.79	4.085
2	3.975	5.066	960	4.831	4.064
3	3.98	5.039	1080	4.948	4.04
4	3.982	5.013	1200	5.005	4.018
5	3.987	4.989	1320	5.053	3.991
6	3.99	4.951	1440	5.091	3.973
7	3.993	4.923	1560		3.959
8	4.001	4.9	1680		3.941
9	4.004	4.874	1800		3.926
10	4.006	4.857	1920		3.915
12	4.012	4.823	2040		3.909
14	4.016	4.79			
16	4.02	4.772			
18	4.031	4.752			
20	4.059	4.737			
25	4.075	4.696			
30	4.085	4.671			
35	4.099	4.644			
40	4.116	4.619			
50	4.139	4.582			
60	4.152	4.54			
75	4.178	4.508			
90	4.239	4.484			
105	4.259	4.453			
120	4.288	4.43			
150	4.305	4.395			
180	4.312	4.363			
210	4.365	4.33			
240	4.365	4.309			
300	4.425	4.27			
360	4.474	4.232			
480	4.527	4.178			
600	4.641	4.135			
720	4.699	4.117			



## **APPENDIX 2**

### **WSH LABS (1992) Ltd. Water Quality Report**



3851B – 21 Street NE • Calgary, Alberta, Canada • T2E 6T5

Phone: (403) 250-9164 • Fax: (403) 291-4597 • www.wshlabs.com

**Niemans Drilling & Sons Ltd.**

Box 5752  
High River, AB T1V 1P3

**Phone:** (403) 652-6388      **Lab Number:** 96438

**Fax:**  
**Email:** [chad@niemansdrilling.com](mailto:chad@niemansdrilling.com)      **PO Number:**

**Sample Info:** Josh Campbell

**Sampled By:** Chad  
**Date Sampled:** 2/9/2024  
**Date Received:** 2/9/2024  
**Date Reported:** 2/12/2024

**TEST REPORT**

Analyte	Units	Result	CDW Guideline Maximum	Detection Limit
Calcium	mg/L	93.2	No Guideline	0.02
Iron	mg/L	<0.03	AO: 0.3	0.03
Magnesium	mg/L	18.3	No Guideline	0.02
Manganese	mg/L	<0.01	AO: 0.02, MAC: 0.12	0.01
Potassium	mg/L	1.0	No Guideline	0.02
Sodium	mg/L	16	AO: 200	0.02
Bicarbonates	mg/L	368	No Guideline	-
Bromides	mg/L	1.9	No Guideline	0.2
Carbonates	mg/L	0	No Guideline	-
Chlorides	mg/L	4.6	AO: 250	0.1
Fluorides	mg/L	0.20	MAC: 1.5	0.02
Nitrates as N	mg/L	0.42	MAC: 10	0.04
Nitrites as N	mg/L	<0.05	MAC: 1	0.05
NO <sub>3</sub> + NO <sub>2</sub> as N	mg/L	0.42	No Guideline	0.04
Sulfates	mg/L	16	AO: 500	0.9

Parameter	Units	Result	CDW Guideline Maximum	Detection Limit
Electrical Conductivity (at 25°C)	µS/cm	584	No Guideline	0.2
pH	pH	7.66	7.0 - 10.5	-
Hardness (as CaCO <sub>3</sub> )	mg/L	308	No Guideline	0.1
Total Alkalinity (as CaCO <sub>3</sub> )	mg/L	302	No Guideline	3
P-Alkalinity (as CaCO <sub>3</sub> )	mg/L	0	No Guideline	-
Hydroxide (as CaCO <sub>3</sub> )	mg/L	0	No Guideline	-
Total Dissolved Solids (calculated)	mg/L	332	AO: 500	4

Microbiology	Units	Result	CDW Guideline Maximum
Total Coliform	CFU/100 mL	0	MAC: Zero / Absent
Escherichia Coliform	CFU/100 mL	0	MAC: Zero / Absent

WSH Labs (1992) Ltd. as per: \_\_\_\_\_

Sum of Cations	6.90	TDS / EC Ratio	0.57
Sum of Anions	6.55	Sodium Adsorption Ratio	0.41
Ion Balance	1.05	Saturation Index	0.68



---

**Legalities**

Lab Number: 96438

- (1) The results above are related only to the items analyzed.
- (2) Results apply to the sample(s) as received.
- (3) Analytical determinations were performed in Calgary, AB. 3851B - 21 Street NE.
- (4) Condition of sample(s) upon receipt:  
*Acceptable*
- (5) External provider(s) of laboratory results:

---

**References**

- (1) Accredited by CALA to ISO/IEC 17025 for specific tests.
- (2) Guidelines for Canadian Drinking Water Quality are provided courtesy of Health Canada, September 2022.  
[https://www.canada.ca/content/dam/hc-sc/migration/hc-sc/ewh-semt/alt\\_formats/pdf/pubs/water-eau/sum\\_guide-res\\_recom/summary-tables-sept-2022-eng.pdf](https://www.canada.ca/content/dam/hc-sc/migration/hc-sc/ewh-semt/alt_formats/pdf/pubs/water-eau/sum_guide-res_recom/summary-tables-sept-2022-eng.pdf)

---

**Acronyms & Nomenclatures**

< denotes less than detection limit  
> denotes greater than  
AO = Aesthetic Objective  
CDW = Canadian Drinking Water

MAC = Maximum Acceptable Concentration  
OG = Operational Guidance Value  
TNTC = Too Numerous To Count (>80 colonies)

---

**Standard Methods for the Examination of Water and Wastewater 23rd Edition (2017)**

**Alkalinity.** 2320 B. Titration Method.  
**Ammonia Nitrogen.** 4500-NH3 C. Titrimetric Method.  
**Anions.** 4110 B. Ion Chromatography with Chemical Suppression of Eluent Conductivity.  
**Biochemical Oxygen Demand.** 5210 B. 5-Day BOD Test.  
**Color.** 2120 B. Visual Comparison Method.  
**Conductivity.** 2510 B. Laboratory Method.  
**Fluoride.** 4500-F<sup>-</sup> C. Ion-Selective Electrode Method.  
**Hardness.** 2340 B. Hardness by Calculation.  
**Metals.** 3125 B. Inductively Coupled Plasma / Mass Spectrometry (ICP-MS) Method.  
**Organic Carbon.** 5310 B. High-Temperature Combustion Method.  
**pH.** 4500-H<sup>+</sup> B. Electrometric Method.  
**Total Kjeldahl Nitrogen / Nitrogen (Organic).** 4500-Norg B. Macro-Kjeldahl Method.  
**Total Suspended Solids.** 2540 D. Total Suspended Solids Dried at 103-105°C.  
**Turbidity.** 2130 B. Nephelometric Method.

---

**Hach Methods**

**Chemical Oxygen Demand.** Hach Method 8000.  
**Chlorine, Total & Free.** As per Hach CN66 Test Kit Instructions.  
**Coliforms, Total and E. coli. (Membrane Filtration).** Hach Method 10029.  
**Ortho-Phosphate.** Hach Method 8048.  
**Sulfides.** Hach Method 8131.  
**Tannin & Lignin.** Hach Method 8193.  
**Total Phosphate.** Hach Method 8190.

phone: 403-331-0941  
Email: thurberbruce@outlook.com  
Bay G 1710 – 31<sup>st</sup> Street N Lethbridge, AB  
T1H 5H1

October 31, 2023

Project No.: 2023-154

Sentry Six Land Corp.  
Box 1023  
Coleman, AB T0K 0M0

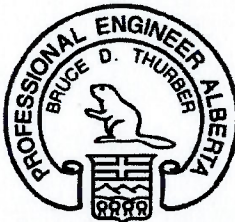
Attention: Josh Campbell, P. Eng.

Re: Geotechnical Evaluation  
Tecumseh Road Subdivision  
Coleman, AB

As requested, BDT Engineering Ltd. (BDT) has completed a geotechnical evaluation for the above proposed development. This report was submitted under separate cover. Based on the work completed for the site, it is BDT's opinion that the parcel is suitable for country residential development with respect to the site soil conditions, bearing capacity of the site soils, slope stability and development of private septic systems.

We trust the above meets with your present requirements, should you have questions please contact the undersigned at 403-331-0941.

Respectfully Submitted,



Bruce Thurber, P.Eng.  
BDT Engineering Ltd.

P - 13556



**Riparian owner or occupant**

**22(1)** Notwithstanding the common law, a riparian owner, riparian occupant or person who owns or occupies land under which groundwater exists has the right to divert water only in accordance with section 21 and may not divert water for any other purpose unless authorized by this Act or under an approval, licence or registration.

**(2)** A person described in subsection (1) may commence an action with respect to a diversion of water only in respect of a diversion of water that is not authorized by this Act or under an approval, licence or registration.

**(3)** Nothing in this Act is to be construed so as to repeal, remove or reduce any rights held at common law by a riparian owner or occupant of land or by a person who owns or occupies land under which groundwater exists, other than the right to the continued flow or diversion of water.

1996 cW-3.5 s22

**Household diversions**

**23(1)** If the Director is of the opinion that there is or may be a significant adverse effect on the aquatic environment or on a licensee or traditional agriculture user resulting from a diversion of water pursuant to section 21, the Director may, subject to the regulations,

- (a) issue a water management order under section 97, and
- (b) declare that a person described in section 21 who did not divert water as described in section 21 prior to the date of the declaration may not, as of the date of the declaration, divert water as described in section 21 from a source of water specified in the declaration or from any sources of water within the water management area specified in the declaration.

**(2)** The Director must provide notice of a declaration in a form and manner satisfactory to the Director.

**(3)** If, on or after January 1, 1999, a subdivision of land of a type or class of subdivision specified in the regulations is approved under the *Municipal Government Act*, a person residing within that subdivision on a parcel of land that adjoins or is above a source of water described in section 21 has the right to commence and continue the diversion of water under section 21 only if

- (a) a report certified by a professional engineer or professional geoscientist, as defined in the *Engineering and Geoscience*

*Professions Act*, was submitted to the subdivision authority as part of the application for the subdivision under the *Municipal Government Act*, and the report states that the diversion of 1250 cubic metres of water per year for household purposes under section 21 for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved, and

- (b) the diversion of water for each of the households within the subdivision under section 21 is not inconsistent with an applicable approved water management plan.

(4) Notwithstanding subsection (3), a person residing within a subdivision as described in subsection (3) has the right to commence and continue the diversion of water under section 21 if

- (a) the written consent of the subdivision authority is provided to the Director,
- (b) the Director is of the opinion that there are or were extenuating circumstances with respect to the submission of the report under subsection (3), and
- (c) the Director has approved in writing the right to divert under section 21.

RSA 2000 cW-3 s23;2011 c3 s33

#### **Traditional agriculture user**

**24(1)** A person who owns or occupies land

- (a) to which a registration is appurtenant, and
- (b) that adjoins a river, stream, lake, natural watercourse or other natural water body, or under which groundwater exists,

has the right to commence and continue the diversion of water from the sources authorized in the registration for the purpose of raising animals or applying pesticides to crops, as part of a farm unit, as authorized by the registration.

(2) A person who diverts water in accordance with subsection (1) may, without an approval or licence, pump or otherwise convey water to the point of use on the land that adjoins the source of water, or to an adjacent parcel of land owned by that person if both parcels form part of the same farm unit.

1996 cW-3.5 s24



# SENTRY SIX LAND CORP TECUMSEH SUBDIVISION DEVELOPMENT PROPOSAL

**SUBMITTED BY**

Josh Campbell

[sentrysixlandcorp@gmail.com](mailto:sentrysixlandcorp@gmail.com)

Ph: 403-462-3743

September 25, 2023



**SentrySix**  
Land Corp.





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# 1 INTRODUCTION

This proposal describes the addition of seven Grouped Country Residential lots to be located east of the existing Tecumseh Grouped Country Residential subdivision. This area is known for striking views of Crowsnest Mountain to the north, Tecumseh Mountain to the west, and the Crowsnest Range to the south. SentrySix Land Corp. believes that a high quality country residential development can occur on these lands in accordance with the long term goals of the Municipality of the Crowsnest Pass.



Figure 1 – Aerial Photo



## 2 THE SITE

The address of the site is 3751 Tecumseh Rd, Crowsnest Pass, Alberta.

The proposed lots are directly adjacent to the existing Tecumseh Road on approximately 21 acres of undeveloped land, and no new roads are required to access these lots. Access to the site is on an existing paved road that is currently maintained by the MCNP.



LAND TITLE CERTIFICATE

S	SHORT LEGAL	TITLE NUMBER
LINC 0013 794 318	5:5:8:15:NW	961 237 765
<b>LEGAL DESCRIPTION</b>		
<p>THE NORTH WEST QUARTER OF SECTION FIFTEEN (15) IN TOWNSHIP EIGHT (8) RANGE FIVE (5) WEST OF THE FIFTH MERIDIAN, CONTAINING ONE HUNDRED AND SIXTY (160) ACRES MORE OR LESS EXCEPTING FIRST: THE ROADWAY ON PLAN 1115JK, CONTAINING THREE AND SEVENTY SIX HUNDREDTHS (3.76) ACRES MORE OR LESS SECONDLY: THAT PORTION LYING TO THE SOUTH WEST OF THE ROADWAY ON PLAN 1115JK, CONTAINING THIRTY (30) ACRES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS</p>		
ESTATE: <b>FREE SIMPLE</b>		
MUNICIPALITY: <b>MUNICIPALITY OF CROWSNEST PASS</b>		
REFERENCE NUMBER: <b>951 169 216</b>		

Figure 2 – Legal Land Description and Title

## 3 MUNICIPAL BYLAWS

The lands are located outside the urban growth nodes identified in the MCNP Municipal Development Plan, Bylaw 1059, 2020, and as such can be considered for Grouped Country Development.

The area being developed is part of a larger 126 acre parcel that is currently zoned Non-Urban Area which generally provides only for agricultural uses under the current Land Use Bylaw. The 21 acre portion will need to be rezoned to Grouped Country Residential prior to submitting a subdivision application.

SentrySix Land has evaluated the Municipality of Crowsnest Pass Land Use Bylaw 868 with respect to setbacks, building heights, permitted uses, and lots sizes. We believe that the GCR-1 restrictions provide a suitable framework for creating a desirable community and will not be proposing any additional restrictive covenants to be placed on the subdivided lots that would enforce architectural controls or additional restrictions.

Based on discussion with the ORRSC and MCNP representatives, SentrySix Land agrees to pay cash in lieu of land owing for the Municipal Reserve owing on the 21 acre rezoned area as per section 666 of the Alberta Municipal Government Act.



## 4 SITE OPPORTUNITIES

The portion of the overall parcel that is proposed for development contains exceptional views of the surrounding mountains. Residential lots created out of this parcel will be highly desirable and saleable. The site is relatively flat, with only slight slopes offering a large amount of flexibility in building locations with excellent privacy and lookouts. As such, each of the lots are proposed to be approximately three acres in size to allow for proper development of well and septic systems, while still retaining an appropriate level of density to not disproportionately overburden the municipal services provided by the MCNP.

It is proposed that seven lots be created out of this rezoning and subdivision as shown in the below diagram. This area has been deliberately chosen to avoid any wetlands or potentially environmentally sensitive areas.

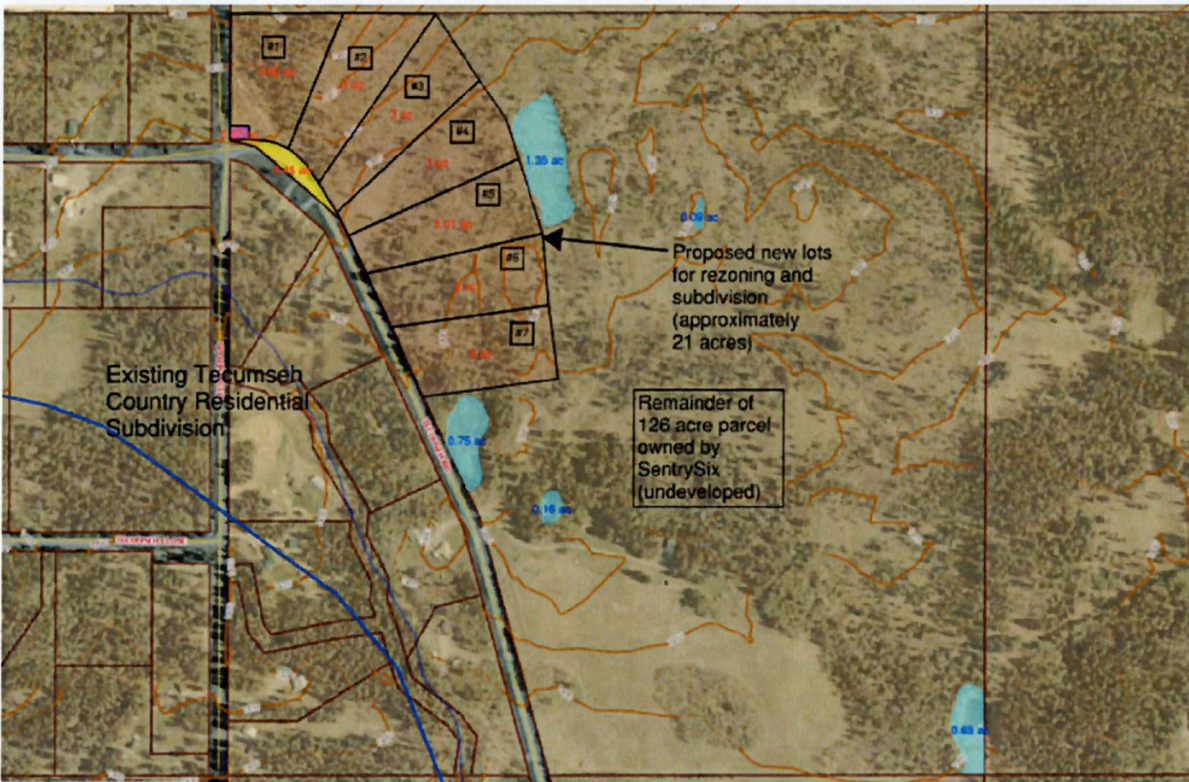


Figure 3 – Proposed lot layout

## 5 EXISTING LAND USE

This parcel has an existing residence on it which is currently unoccupied and is located approximately 250 meters from the closest point of the proposed new lots. The residence is in extremely poor condition and is expected to be demolished. The remaining land is undeveloped and has been used for grazing horses.

Land uses in the immediate vicinity include:



- Crown land directly north of the property, with Altalink owned 1201L 500 kV powerline bordering the entire north property line.
- Designated ATV trails and cross country ski trails are directly north of the property.
- The properties to the east and south are zoned Non-Urban Area and have personal residences constructed on the property.
- The area to the west consists of an existing Country Residential subdivision, known colloquially as "Tecumseh Major"

There is an existing 100 meter ATCO gas right-of-way located in the south-west portion of the proposed "Lot #1". This right-of-way is not expected to impact the ability a potential buyer to build on the parcel.

The area directly to the west which borders the existing cross country ski trails is currently used as a designated staging area for cross country skiing. Parking is severely limited in this area, with space limited to roughly three vehicles at a time. This leads to people parking along the existing municipal road, which is not ideal, especially as users have to put on their skis on the shoulder of the municipal road and ski to the trail head. It is proposed that SentrySix Land donate a portion of the land immediately proximate to the existing trailhead to allow for the development of an additional 6-8 parking stalls to be used by cross country skiers as shown in *Figure 4*.

There is a portion of the municipal road approximately 85 meters long containing 0.45 acres which is built across the land owned by SentrySix Land instead of in the designated road right of way as shown in *Figure 4*. It is proposed that this is designated as PUL P-1 land to allow the road to continue to exist as it currently lays.

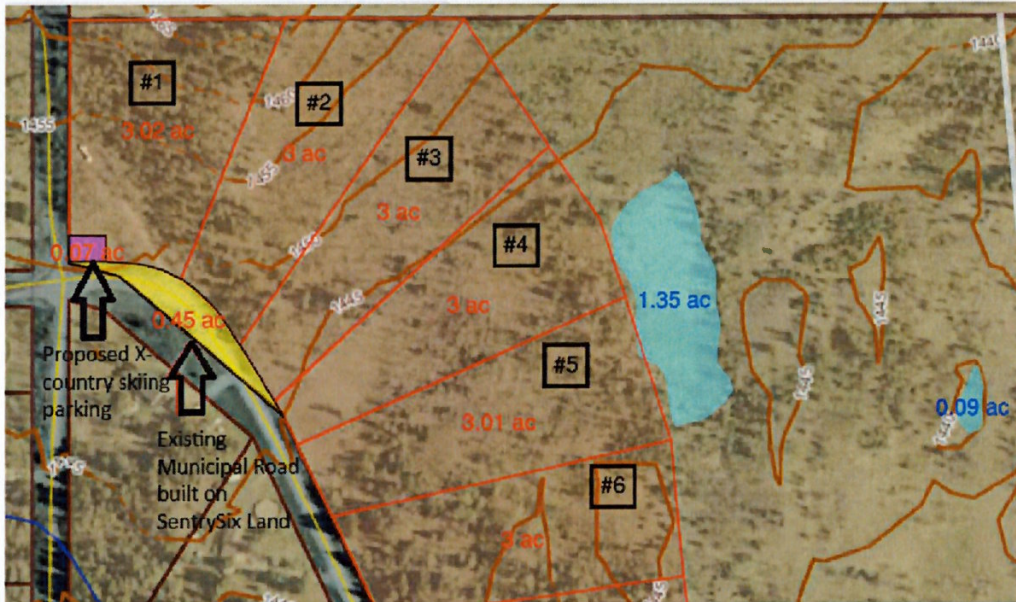


Figure 4 – Diagram of proposed PUL lands



## 6 UTILITIES AND SERVICES

There is existing power (Fortis), natural gas (ATCO), and phone line (Telus) running along the west border of each of the proposed lots, parallel to the existing road.

Each lot is expected to drill a personal household water well for water supply. A hydrological study is currently underway to verify that the underground aquifer has enough supply for each lot to be allocated 1250 m<sup>3</sup>/year as per the Alberta Water Act without impacting existing domestic and licenced users. The hydrological study will also verify whether baseline water chemistry is acceptable for drinking without treatment.

Each lot is expected to install a private sewage/septic system. A geotechnical study is currently underway to verify that soil percolation is acceptable to allow a private septic system on each parcel.

## 7 PROFESSIONAL STUDIES AND DUE DILIGENCE

The following due diligence is currently in progress:

### 7.1 Historical Resource Assessment

SentrySix Land has submitted a Historical Resource Assessment to the Alberta Historic Resources Management Branch and received a response on Sept 1, 2023. The HRA assessment requires additional site investigation through a Historical Resources Impact Assessment by an archeologist qualified to hold an archeological research permit within the Province of Alberta.

SentrySix Land has engaged Arrow Archeology to perform this HRIA, and we expect the assessment to be complete by Nov. 30, 2023.

### 7.2 Geotechnical Assessment

BDT Engineering is performing a geotechnical evaluation on the proposed lands that will evaluate the following:

- Suitability of proposed parcels for building locations
- Bearing capacity of soil to indicate suitability of location for building construction
- Evaluation of slopes to indicate slope stability for building structures
- Soil percolation tests to indicate what type of septic systems can be installed

We expect BDT Engineering to be complete with their geotechnical evaluation and report by Oct 15, 2023

### 7.3 Environmental Assessment

Solstice Environmental is performing a desktop environmental study on the proposed lands to evaluate existence of wetlands or environmentally sensitive areas that may need to be accounted for in environmental reserve or environmental reserve easement as well as any other environmental conditions that may need to be mitigated.

We expect the results of this evaluation to be completed by Sept 30, 2023.



#### 7.4 Hydrological Assessment

Arletta Water Resources is currently performing a hydrological study to verify that each parcel can have individual water wells without impacting surrounding properties.

We expect the results of this study to be completed by Sept 30, 2023.

#### 7.5 Provincial regulations related to subdivision

1. The closest point of the land to Highway 3 is 1.7 km away, and it is therefore exempt from requiring approval from the Minister of Transportation with and Economic Corridors as per Matters Related to Subdivision and Development Regulation, Section 18.
2. An evaluation of the AER Abandoned Well Map Viewer has verified that there are no abandoned wells on this property.





**Municipality of Crowsnest Pass  
Request for Decision**

**Meeting Date:** March 12, 2024

**Agenda #:** 7.b

**Subject:** Service Areas Update

**Recommendation:** That Council receives the service area update as information.

**Executive Summary:**

Each month the CAO provides Council with a summary of some of the highlights of work completed by the various departments over the last month.

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

N/A

**Discussion:**

N/A

**Analysis of Alternatives:**

N/A

**Financial Impacts:**

N/A

**Attachments:**

Service\_Areas\_Update\_-\_March\_8\_\_2024.docx



## Service Areas Update – March 8, 2024

### CAO Office

- Toured Greenhill Apartment project
- Meeting with local RCMP commander
- Completed AEMA annual review
- Coordination with TV show production crew
- Attended CNP Economic Collaboration Committee meeting
- Meeting with Circular Materials about extended producer responsibility recycling
- Attended Building Resiliency to Multi-Year Drought in Alberta session
- Attended ABMunis' webinar on Alberta's 2024 Budget
- Meeting with McMan about Mountainview Hall
- Participated in GOA 2024 Hazard Season Outlook webinar
- Attended 2024 Calgary Forest Area Mutual Aid Meeting
- Participated in Telephone Town Hall on Drought with Ministers Shulz, Sjgurdson and Loewen
- Participated in ABMunis' webinar on Preparing Southern Municipalities for Drought
- Continuing Downtown Bellevue Revitalization project oversight
- Continuing Blairmore & Coleman Water Plant MCC Upgrade project oversight
- Continuing Frank WWTP Upgrade project oversight
- Continuing Bellevue Fire Pump and Water Main project oversight
- Continuing Southmore Phase 2 ASP project oversight

### Finance

- Tax Desk received 32 requests for Tax Searches in February 2024 YTD 72 (compared to 60 in February 2023 YTD 87, and 38 in February 2022 YTD 78).
- Accounts Payable in February did two check runs, processed 467 invoices, and paid 207 vendors YTD processed 627 Invoices and paid 288 vendors. (February 2023 processed 373 invoices and paid 170 vendors with two check runs, YTD processed 890 Invoices and paid 402 vendors).
- Working on a new accounting regulation coming into effect for 2023 (Asset Retirement Obligation). Consultant has been hired and completed review of building December 18, 2023. Report on findings is due early March.
- Year-end work has begun with the auditors due on-site March 18, 2024.
- A breakdown of the outstanding Business licenses as of March 5 (29) is as follows:
  - Tourist Homes 2
  - Short Term Rental 2
  - Home Occupancy 1,2 and Commercial 24
  - Food Truck 1



## **Corporate Services**

- The Municipality has 150 employees across the organization. (62 Permanent, 47 Ski, 29 Fire Rescue, 7 Instructors, 5 Casual)
- The Municipality has 7 open Postings online (all summer seasonal or Fire Rescue).
- 0 FOIP requests have been received;
- 8 Complaint Forms have been received; 5 were related to smoke, and 3 other complaints.
- Training program is in full swing, including professional development, safety training, and equipment training.
- The 2024 Business licenses have been completed for the most part, only a small percentage remain unpaid.

## **Development, Engineering & Operations**

- **Utilities Department**
  - Completed water main repair in Blairmore
  - Completed interim repair of Blairmore water pump
  - Site tour with contractor for Bellevue high-flow water pump
  - Completed annual water and wastewater reports for AEP
  - Preparing service quotes for 2024
  - Majority of crew have transitioned back to Transportation
- **Transportation Department**
  - Snow plowing and ice control
  - Pothole maintenance: Bellevue-Hillcrest 19
  - Training on Hydro Vac unit for winter operations
  - Replaced electronic pedestrian crossing sign on 129<sup>th</sup> in Blairmore
- **Development & Trades Department**
  - **Facility Maintenance**
    - Regular maintenance activities.
    - Develop preventative maintenance work schedules, annual inspection programs, and facility / equipment life-cycle assessments for 2024.
  - **Planning, Development & Safety Codes**
    - Municipal Planning Commission – one meeting in February (3 Subdivisions; 3 DPs).
    - Municipal Historic Resources Advisory Committee – no meeting in February.
    - SDAB – one hearing in February.

**Key Performance Indicators (KPIs):**

Key Performance Indicator (KPI)	Activity Volume Previous Month	Activity Volume YTD
<b>Facility Maintenance – Plumbing, Construction, Electrical</b>		
Work Orders – issued / closed / open	28 / 21 / 7	64 / 51 / 13
<b>Planning &amp; Development</b>		
Compliance Certificate requests - received / processed	1 / 5	6 / 9
Development permit applications - received / processed	24 / 16	44 / 30
Business Licences - received / processed	6 / 4	19 / 14
LUB Complaints – new / closed	1 / 0	6 / 2
LUB Complaints – Monthly Volume	53	53
Notice of Intent / Stop Orders - issued	1 / 1	3 / 1
Bylaws (MR / Road Closures, LUB)	0	4
Appeal Hearings	1	1
Subdivision applications	2	2
<b>Safety Codes</b>		
New Housing Starts	2	3
Building permits - issued / inspections / closed	6 / 12 / 9	7 / 41 / 30
Electrical permits - issued / inspections / closed	8 / 11 / 7	21 / 44 / 32
Gas permits - issued / inspections / closed	5 / 40 / 29	12 / 59 / 41
Plumbing permits - issued / inspections / closed	2 / 25 / 17	5 / 35 / 20
PSDS permits - issued / inspections / closed	0 / 0 / 0	1 / 0 / 1

**Protective Services**

- **Fire**
  - Was awarded \$11,550 for Medical First Responder (MFR) Training and Equipment through an AHS grant opportunity
  - Was awarded \$2,215 for Direct Compensation from AHS to aid in expenses occurred supporting MFR operations
  - Awarded \$500 for Wildfire Community Preparedness Day this spring - FireSmart
  - Mutual aid meeting hosted by Willow Creek with all partners in proximity to Ranchlands
  - Attended the 2024 Wildfire mutual aid meeting in Okotoks

Category	Month (February)
Fires	0
Motor Vehicle Incidents	2
Medical Response	4
Stars Landing	0
Alarms	3
Gas Leak	0
Other	3
<b>Total Responses</b>	<b>12</b>



- **Peace Officer**

- March enforcement focus:
  - Animal control bylaw
  - Occupant restraints
- Business licenses-received a list of 70 outstanding licences and was able to gain compliance for 41 to date.
- Target U-Turn enforcement on 20<sup>th</sup> Ave. Blairmore
- Targeted snow removal/clearing on 20<sup>th</sup> Ave. Blairmore. Several warnings issued

Category	Month (Feb)	Year to Date
Number of Charges Laid	38	142
Cases Generated (Incident Count)	50	79
Cases: Requests for Service	23	52
Cases: Officer Observed	3	21
Cases: Received from outside Department/Agency (i.e. RCMP)	3	8
Vehicle Removal Notices	0	3
Vehicles Towed	2	2
Positive Ticketing	0	0
Projected Fine Revenue **	\$8,789	\$31,325

Note\*\* Fine revenue is subject to change through court process

- **Environmental Services**

- Program will resume in Spring

### Pass Powderkeg Community Resort

- Family Week was strong this season with 0 days closed due to weather and strong attendance daily.
- Conditions are holding up well due to the cold and snow.
- Large school groups wrap up this week with small groups continuing until the end of the season.
- March Events
  - March 9: Human Dog Sled Race
  - March 14: No Pressure Race Series
  - March 16: Retro Day
  - March 16: Dummy Downhill
  - March 16: Saturday Night Skiing sponsored by Beaver Mines General Store
  - March 22: Park Jam
  - March 24: Slush Cup
- Servus Credit Union Community Day saw a record number of tickets with over 180 given out thanks to the support of Servus Credit Union
- Summer event schedule and operating hours with Alpenland have largely been set.
  - Event schedule is lighter with two fewer races coming through than normal.

## **Crowsnest Pass Community Pool**

- Pool hiring has started with 66% of staff returning from last season (12/18).
- Website and re-branding work is on-going with first and second drafts expected in the next week.
- School bookings have been coming in with our 3 local schools booked in for times already.
- Expected opening date: May 17

## **Community Services**

- **Arena/Parks.**
  - **COMPLEX**
  - March 1 NJHL Game Fox Creek Ice Kings v. Northern Alberta Lightning
  - March 2 CNPMH Playoff Game
  - March 24 Figure Skating Ice Carnival
  - 3 Private Ice Bookings
  - March 25 Start of Ice Removal in Hockey Arena
  - March 28, 29, 30, 31 Curling Arena Bunny Bonspiel
  - **MDM**
  - Regular Passtrak Gym Bookings Tuesdays and Thursdays
  - March 6 FrancoSud Flag Raising Event
  - March 7 Sportsfield Block Booking Meeting – May 1, 2024, Projected start of season
  - March 13 C.S. Spring & Summer Registration Night
  - March 18 Kids Kollege Annual Dance a Thon Fundraiser
  - March 20 FrancoSud Music Festival
  - March 22, 23, 24 CNP Dance Festival Gala Event
  - **ELKS HALL**
  - March 13 FCSS Income Tax Clinic
  - March 25 FCSS Income Tax Clinic
- **FCSS**
  - Family Day – Great success. Approx. 250 people attended
  - 2024 Spring Summer Community Handbook completed and sent to printer
  - Planning Youth week
  - Organizing Home Alone Safe Program- March 22
  - Collaboration with Family Resource Centre to host four - free income tax completion clinics for low-income community members.
  - Planning Spring BBQ
  - Planning for Order of the Crowsnest Pass and Volunteer Appreciation
  - 2024 FCSS Funded Organization Funding Agreements completed
  - Preparing for 2024 Spring Summer Community Handbook



- Working with Seniors groups for social inclusion activities
- Meals on Wheels – Business as usual
- Subsidized taxi program –Business as usual
- Information & community referrals
  
- **Programming**
  - Warrior Fitness class underway
  - Rec Volleyball Sundays
  - Planning Pickle ball Clinic
  - Fitness Bootcamps registration Tuesdays and Thursdays
  - Martial arts youth program starting at Fitness facility.
  - Drums Alive classes starting
  - Red Cross Babysitting Course
  - Family Day event
  - Summer games planning
  - Soccer camp registrations



## Municipality of Crowsnest Pass Request for Decision

**Meeting Date:** March 12, 2024

**Agenda #:** 7.c

**Subject:** Station 4 Discussion

**Recommendation:** That Council considers closing Station 4 and directs Administration to investigate partially leasing the building to SAR SAR.

**Executive Summary:**

Councillor Sygutek requested this letter from SAR SAR be brought back forward for Council's consideration.

Station 4 is the Hillcrest Fire Station and the storage location of a brush truck and the Municipal parade float. SAR SAR currently has a lease in Station 4 for the storage of totes for \$1.00.

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

**20-2022-10-18:** Councillor Filipuzzi moved that Council authorizes the closure of Fire Station 4 in Hillcrest and directs Administration to investigate options for the building and property.

Councillor Sygutek requested a recorded vote.

IN FAVOR: Councillors Filipuzzi, Girhiny, and Mayor Painter

OPPOSED: Councillors Sygutek, Kubik, Glavin, and Ward

Defeated

**Discussion:**

Background



On October 4, 2022 and October 18, 2022, Administration brought to Council a report recommending the closure of Fire Station 4. The Station doesn't meet current fire protection requirements with regard to apparatus or staffing. The building requires annual budget expenditure for maintenance, upkeep and utility costs. It was noted utilizing the building for another Municipal purpose would cost the same amount, and selling, would result in revenue from the sale and budgetary savings.

**20-2022-10-18:** Councillor Filipuzzi moved that Council authorizes the closure of Fire Station 4 in Hillcrest and directs Administration to investigate options for the building and property.

Councillor Sygutek requested a recorded vote.

IN FAVOR: Councillors Filipuzzi, Girhiny, and Mayor Painter

OPPOSED: Councillors Sygutek, Kubik, Glavin, and Ward

Defeated

Station 4 was not closed in accordance with the motion, but can't be used for fire response at this time because it does not meet standards.

SAR SAR approached Protective Services about using Station 4 for storage of totes in June of 2023. An exception was made for SAR SAR because they required tote storage only and not a building lease. The Municipality would have been unable to engage in a building lease because the station is not closed in accordance with Motion 20-2022-10-18. A \$1 lease agreement was drafted for the tote storage, which allows the Municipality to still utilize the station for fire protection or another purpose and still honour the lease, since its only for totes.

The Municipal Float and a brush truck is stored in the Hillcrest Fire Hall. The float requires heated storage, and no other options are available that don't compromise the operations. The Float was present when SAR SAR did the walk around, accepted the space, and moved in. Shortly after moving in the Municipality was contacted by SAR SAR and asked if we could relocate the float, this was because they had obtained a donation of a quad and trailer and needed more space. We do have an unheated storage building in Blairmore that Administration was looking at for a lease to SAR SAR, but it will require considerable labour to remove the contents of it.

## Issues

1. Where the fleet is stored is an operational decision. Administration is required to use care in storage of municipal assets to prolong their life, and we can utilize any buildings and yards for that purpose. Protection of municipal assets and the municipal operation are first priority before looking at leasing space to third parties.

2. Council did not decide to close Fire Station 4, it is still open, however, it currently can not be utilized for fire protection because it doesn't meet the standards, therefore it is being used for other Municipal purposes, with this arrangement we retain the ability to use it for fire if required. We are not able to do a building lease at this time unless the station is closed and even then, we would need to keep at least a portion of the building for the float.

3. We do not do building leases for \$1. The Municipality contributes to many non-profits through the Category 1, 2 and 3 grant program. We charge each non-profit for the full cost of rent in accordance with the Fees, Rates and Charges Bylaw (\$6.87 per square foot) and they may opt to apply for grant funding to off-set the cost of the lease. This lease was made for \$1 because it was for totes only, and since Station 4 is not available for rent it is not specifically identified in in the Fees, Rates and Charges Bylaw. Any additional space rental that is larger than totes would need to be for the full rental rate.

### **Analysis of Alternatives:**

1. Do nothing. Administration will continue to investigate the viability of the space in Blairmore or SAR SAR will find a building that suits their operation and the Municipality can opt to support them through grants in a like manner as our other non-profits.
2. Pass a motion to close the Hillcrest Station 4 and direct administration to investigation options for the building including sale or potential lease opportunities and bring back to Council.

### **Financial Impacts:**

Station 4 has a modest budget for upkeep, maintenance and utilities.

### **Attachments:**

[HillcrestFHCouncilRequest.pdf](#)



March 3, 2024

**To Members of Crowsnest Pass Council,**

The Southwest Alberta Regional Search & Rescue Society (SARSAR) would like to thank council for dedicating the time required to review this letter today. Our society kindly requests review of the following information, with the aim that we can collectively find a solution to the current “headquarters” & equipment storage dilemma our organization is facing. (Council members less familiar with SARSAR’s initiatives & community involvement can please reference back to the January 23, 2024 council meeting package for additional information).

In June of 2023, the MCNP generously cooperated to help complete a lease agreement with SARSAR, granting use of the “garage area” within the Hillcrest Fire Hall. This space consists of an oversized single vehicle bay with perimeter shelving, & has been very useful for storage of SARSAR’s gear & equipment. Unfortunately, the majority of the floor space is also currently being used for storage of a large municipal parade float. Despite several attempts to collaborate with the MCNP and remove/relocate the float from this space, we have been unsuccessful. It has been confirmed by multiple MCNP staff that the float must remain in this location. The float location is very inconvenient as it restricts access to all of our gear/equipment, and also prevents us from keeping some of our larger equipment indoors, or in one primary location. With consideration towards our current arrangement & the towards the natural growth trajectory of our organization, we are hoping council will kindly consider the possibility of granting SARSAR occupancy of the entire Hillcrest Fire Hall. This would result in a full clean out & potential retrofit to accommodate the needs of SARSAR moving forward.

A few key notes supporting this request:

- **Additional Space Required:** Over the past 1-2 years, SARSAR has been fortunate enough to be a recipient of several large donations/grants resulting in the acquisition of additional gear & equipment. Included in this, is some larger equipment such as a UTV/“side x side”, a trailer, etc. We are also actively working towards acquiring a mobile “command post” type vehicle, and potentially a couple of snowmobiles with an additional trailer. Due to the complexity & logistics involved in navigating the varying terrain in our mountainous back-country, it is essential that SARSAR is equipped with all of the tools & equipment required to be highly effective. As we continue to equip ourselves with this additional gear, it is extremely important we have a suitable space that allows for this expansion/growth. At the present time, we do not have enough space to store the gear & equipment we currently possess.
- **Response Time/Efficiency:** Without an actual headquarters or primary location large enough to provide the necessary space to store all of our equipment, it naturally gets dispersed among several locations within the community. This inevitably results in unnecessary delays, slows response time, & subsequently has a direct negative impact on the overall outcome of an urgent rescue situation. In the world of first responders, that can be the difference between life & death. Having volunteer team members race around the community grabbing gear required for a call-out is extremely ineffective! With our current storage arrangement, it is also necessary for us to reposition a UTV and a parade float before we can comfortably access any of our technical gear. Having adequate space allows for proper organization & *ease of access* to all equipment - which results in faster response time and

ultimately increases the probability of a more favourable outcome in the event of an emergency call-out.

- **Meeting Location/Indoor Training:** SARSAR currently has 40 + volunteer members who meet once a month for general practice - typically alternate between Pincher Creek & the CNP. In addition to those monthly general practices, there are additional Mountain Rescue Team practices, heli-sling classroom training, SAR basics training, recruitment orientation, & general board meetings, etc. Although many of general practices do take place outside, having an indoor setting available is absolutely necessary to conduct proper meetings and additional training. It also provides the team with a sense of being *an active part of the community*, having a true “home base”, and just an overall morale booster. This type of meeting space is available to our team in Pincher Creek, but we have struggled at times to find suitable available space in the CNP.

SARSAR is a non profit organization, & comprised of 100% full volunteer, unpaid professionals. All gear, equipment, training, & operational costs are provided or paid for in the form of grants or donations. Operational team members are required to have their own personal “*ready pack/kit*” covered at their own expense, and in many cases, it’s not uncommon for these members to show up to a call-out with additional personal equipment such as skis, bikes, quads, snowmobiles, UTV’s, etc. SARSAR’s capabilities not only include that of a very effective general ground SAR team, but extend to a very skilled & experienced Mountain Rescue Team, and a certified Heli-Sling team (one of only three in the province of Alberta). Our community is extremely fortunate to have a such a significant resource readily available.

With all this in mind, we kindly ask council to please consider & discuss the possibility of allowing the Hillcrest Fire Hall to become the new headquarters for SARSAR. The building is equipped with two adequate sized vehicle bays, a living/sitting area that would provide a perfect space for meetings, and sufficient shelving/storage areas where gear and equipment can remain organized and readily accessible. With full respect, we do recognize that being granted this space would essentially mean the *official closing* of the actual Hillcrest Fire Hall/Fire Department. Understandably, this news may come with some feelings of sorrow or opposition from the local Hillcrest residents, but we are hopeful that the addition of a new “Rescue/SAR team” to the memorable hall, may instead, replace those feelings with a sense of excitement & have an overall *revitalizing* effect among the Hillcrest community.

Thank you for reviewing our request.

Ryan Legroulx

Southwest Alberta Regional Search & Rescue Society (SARSAR)





## Municipality of Crowsnest Pass Request for Decision

**Meeting Date:** March 12, 2024

**Agenda #:** 7.d

**Subject:** Mountainview Hall Repairs

**Recommendation:** That Council moves to allocate \$21,265.69 from the Millrate Stabilization Reserve for repairs to the Mountainview Hall.

**Executive Summary:**

The Municipality took control of the Mountainview Hall building in 2023 after a significant tenancy since the 1970s. Administration has been working with McMan South on a new tenancy agreement for the building. Part of the process has involved an inspection of the building and identifying deficiencies along with improvements needed to make the space more functional. McMan will pay for all tenant improvements and has requested the Municipality to pay for all building deficiency items. Administration feels that of the deficiencies identified, it is fair that these are the responsibility of the Municipality as the building owner.

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

**Motion 11-2023-08-15:** Councillor Filipuzzi moved that the municipally owned building located at 8102 – 19 Avenue, Coleman be leased to McMan.

**Discussion:**

**Municipal Deficiencies:**

- Vent the 3 bathroom fans to the outside with 3 separate wall vents out the west wall
- Supply and install 2 range hood vents and vent out the west wall
- Install cap on unused vent on roof
- Replace the 40 gallon hot water tank
- Remove old handrail and ramp, and replace with a proper ramp and railing

**Analysis of Alternatives:**

- Council can approve the use of reserves to complete the repairs and move forward with the lease to McMan

- Council can deny the use of reserves and Administration will inform McMan that they will need to find an alternative location

**Financial Impacts:**

\$21,265.69 from the Millrate Stabilization Reserve. Balance of the reserve is \$1,311,792.

**Attachments:**





**Municipality of Crowsnest Pass  
Request for Decision**

**Meeting Date:** March 12, 2024

**Agenda #:** 7.e

**Subject:** Pass Powderkeg (PPK) Slush Cup and BBQ Attendance

**Recommendation:** That Council confirms who will be in attendance to judge the Pass Powderkeg Slush Cup on March 24th from 2:30-4:30 pm.

**Executive Summary:**

The Pass Powderkeg Ski Society has extended an invitation to Council to judge the annual closing day Slush Cup. The PPK society has requested confirmation of who will be in attendance.

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

1041, 2020 Procedure Bylaw

**Discussion:**

The Office of the Chief Administrative Officer received an email from the PPK Ski Society requesting that Council participate again this year as judges of the annual Slush Cup event. Council was also invited to ski across the water if they are so inclined. Having council members as celebrity judges was a hit last year so they would like to extend the invitation again.

**Analysis of Alternatives:**

n/a

**Financial Impacts:**

n/a

**Attachments:**

2024 03 03 - PPK Ski Society Invitation to Council.docx



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March 3, 2024

**Thank You for Anticipated Support of Annual Slush Cup**

Mayor Painter and Councillors:

The Pass Powderkeg Ski Society would like to invite you to attend, and judge, this year's Slush Cup. This annual closing day tradition has grown in the last few years and your participation as judges last year was a hit. I hope you are able to make it this year too.

**March 24, 2:30-4:00 pm: Closing Day Slush Cup and BBQ**

Thank you for your continued support of the Ski Society's initiatives to better Pass Powderkeg and increase local use of this important recreation facility.

Ian Crawford  
Chairperson  
Pass Powderkeg Ski Society