



## Municipality of Crowsnest Pass

### Council Meeting Minutes

Tuesday, July 16, 2024

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A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, July 16, 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  
Brian McCulloch, Director of Finance  
Jeremy Wickson, Temporary Director of Development, Engineering and Operations  
Johan van der Bank, Manager of Development and Trades  
Bonnie Kawasaki, Recording Secretary

#### **CALL TO ORDER**

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

#### **ADOPTION OF AGENDA**

#### **Amendments:**

##### **Public Hearings**

- a. Defer Public Hearing for Bylaw 1194, 2024 - Land Use Bylaw Amendment - Rezone Lot 8, Block 19, Plan 3387AE from Residential R-1 to Medium Density Residential R-2A to August 20, 2024
- b. Defer Public Hearing for Bylaw 1196, 2024 - Land Use Bylaw Amendment - Rezone the lands legally described as a portion of NW¼ 24-7-4-W5M from Non-Urban Area- NUA-1 to Grouped Country Residential GCR-1 to resolve a multiple land use parcel to August 20, 2024

**Requests for Decision**

- b. Defer Second and Third Readings for Bylaw 1194, 2024 - Land Use Bylaw Amendment - Rezone Lot 8, Block 19, Plan 3387AE from Residential R-1 to Medium Density Residential R-2A to August 20, 2024
- c. Defer Second and Third Readings for Bylaw 1196, 2024 - Land Use Bylaw Amendment - Rezone the lands legally described as a portion of NW¼ 24-7-4-W5M from Non-Urban Area- NUA-1 to Grouped Country Residential GCR-1 to resolve a multiple land use parcel to August 20, 2024
- g. Delete 2024 Property Tax Public Auction Date and Reserve Bid

**Additions:**

**Councillor Inquiries and Notice of Motion**

- a. Notice of Motion for August 20, 2024 – Standards for Moved In Homes for Vacant Lots or Infills – Mayor Painter
- b. Dust Suppression Inquiries – Councillor Glavin

**In Camera**

- c. Economic Interests of the Public Body – FOIP Act Section 25 - Councillor Ward
- d. Personal Privacy – Peace Officer Position – FOIP Act Section 17 - Councillor Kubik

**01-2024-07-16:** Councillor Girhiny moved to adopt the agenda as amended.

Carried

**CONSENT AGENDA**

**02-2024-07-16:** Councillor Kubik moved that Council approve the following Consent Agenda items as presented without debate:

**3.a**

**Minutes of the Crowsnest Pass Senior Housing Board of May 21, 2024**

THAT Council accept the Minutes of the Crowsnest Pass Senior Housing Board of May 21, 2024 as information.

**3.b**

**MD of Pincher Creek Letter of Concern Regarding Grizzly Bears in Alberta of June 27, 2024**

THAT Council accept the MD of Pincher Creek Letter of Concern Regarding Grizzly Bears in Alberta of June 27, 2024 as information.

Carried

**ADOPTION OF MINUTES**

**03-2024-07-16:** Councillor Glavin moved to adopt the Minutes of the Council Meeting of July 9, 2024 as presented.

Carried

**PUBLIC HEARINGS**

None

**DELEGATIONS**

None

**REQUESTS FOR DECISION**

**Bylaw 1183, 2024 - Land Use Bylaw Amendment Omnibus No. 4 - Housekeeping Amendments - First Reading**

**04-2024-07-16:** Councillor Sygutek moved first reading of Bylaw 1183, 2024 - Land Use Bylaw Amendment Omnibus No. 4 - Housekeeping Amendments.

Carried

**Bylaw 1198, 2024 - Land Use Bylaw Amendment - Rezone the lands legally described as Lot 1, Block 1, Plan 2311611 from Non-Urban Area NUA-1 to Public P-1 - First Reading**

**05-2024-07-16:** Councillor Sygutek moved first reading of Bylaw 1198, 2024 - Land Use Bylaw Amendment - Rezone the lands legally described as Lot 1, Block 1, Plan 2311611 from Non-Urban Area NUA-1 to Public P-1.

Carried

**Bylaw 1200, 2024 - Amendment to Bylaw 1166, 2023 - Second and Third Reading**

**06-2024-07-16:** Councillor Girhiny moved second reading of Bylaw 1200, 2024 - Amendment to Bylaw 1166, 2023 as amended.

Carried

**07-2024-07-16:** Councillor Ward moved third and final reading of Bylaw 1200, 2024 - Amendment to Bylaw 1166, 2023 as amended.

Carried

**Service Areas Update**

**08-2024-07-16:** Councillor Filipuzzi moved to accept the Service Areas Update as information.  
Carried

**Budget 2025 Calendar, Development Guidelines and Public Survey results**

**09-2024-07-16:** Councillor Filipuzzi moved that Council approve the Budget 2025 Calendar and the Budget 2025 Development Guidelines.  
Carried

**Application under the Redevelopment Incentive Policy 1705-02**

**10-2024-07-16:** Councillor Ward moved that Council approve the application under the Redevelopment Incentive Policy 1705-02 for reducing municipal property taxes for RJZ Enterprises Inc for 2024 and 2025.  
Carried

**Bellevue/Hillcrest Entrance Overlay Project**

**11-2024-07-16:** Councillor Filipuzzi moved that Council approves up to \$550,000 from the Canada Community Building Fund for completion of the mill and overlay project from Downtown Bellevue to the CPR tracks.  
Carried

**CPR Crossing Maintenance**

**12-2024-07-16:** Councillor Sygutek moved that Council approves up to \$95,000 from the Millrate Stabilization Reserve for repairs to the 112th Street railway crossing.  
Carried

**COUNCIL MEMBER REPORTS**

- Councillor Ward
  - Attended the Northback tour last week with Councillors Glavin and Girhiny
    - Learned that the drill program will encompass 38 holes approximately 4 inches in diameter at a cost of 8 million dollars
    - Noted that various local contractors are working on the property, which is good for the local economy

**PUBLIC INPUT PERIOD**

None

**COUNCILLOR INQUIRIES AND NOTICE OF MOTION**

**Notice of Motion for August 20, 2024 – Standards for Moved In Homes for Vacant Lots or Infills – Mayor Painter**

Mayor Painter gave Notice of Motion to bring back for discussion by Council to consider implementing standards for moved in homes on vacant lots or infills and to allow for input by neighboring residents at the August 20, 2024 Council Meeting.

**Dust Suppression Inquiries – Councillor Glavin**

Councillor Glavin inquired about dust suppression in several non-urban areas. Patrick Thomas, Chief Administrative Officer advised of the areas where dust suppression was applied. He also clarified that the Sartoris area had water applied three times over the weekend to control the dust for the Sinister 7 camping area.

**IN CAMERA**

**13-2024-07-16:** 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 2:41 pm:

- a. Economic Interests of the Public Body – Request to Amend Land Purchase Agreement - FOIP Act Section 25
- b. Economic Interests of the Public Body – Application to Purchase Municipal Land - FOIP Act Section 25
- c. Economic Interests of the Public Body – FOIP Act Section 25
- d. Personal Privacy – Peace Officer Position – FOIP Act Section 17

Carried

**Reconvene**

Mayor Painter convened the In Camera meeting at 2:48 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

**14-2024-07-16:** Councillor Sygutek moved that Council come out of In Camera at 3:25 pm.

Carried

**15-2024-07-16:** Councillor Kubik moved that Council approve amending a portion of the purchase agreement to Ian Gauthier and Celina Osborne-Dasilva for the properties located at 14886-21 Avenue and 14890-21 Avenue in Frank to remove the condition to commence construction within a specified period of time.

Carried

**16-2024-07-16:** Councillor Ward moved that Council accepts the offer to purchase a portion of the road allowance adjacent to 1317 – 85 Street subject to the following conditions:

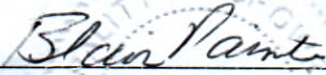
1. That the price for the land is \$4.00 per square foot plus GST.
2. That the applicant is responsible for all costs relating to the closure of the road allowance.
3. That the applicant is responsible for all costs relating to re-districting the subject land to R-1 Residential.
4. That the applicant is responsible for all costs relating to the consolidation of the subject property to the current title for 1317 – 85<sup>th</sup> Street in Coleman by plan of survey.
5. That the applicants are responsible for all legal costs associated with this transaction including the legal costs of the Municipality, if any.
6. That this transaction be completed in its entirety by July 1, 2025.

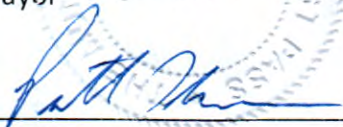
Carried

**ADJOURNMENT**

**17-2024-07-16:** Councillor Filipuzzi moved to adjourn the meeting at 3:28 pm.

Carried

  
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Blair Painter  
Mayor

  
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Patrick Thomas  
Chief Administrative Officer