



## Municipality of Crowsnest Pass

### Council Meeting Minutes

**Tuesday, December 10, 2024**

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A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, December 10, 2024.

**Council Present:**

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

**Council Absent:**

Vicki Kubik

**Administration Present:**

Patrick Thomas, Chief Administrative Officer  
Kristin Colucci, Deputy Chief Administrative Officer  
Jeremy Wickson, Director of Development, Engineering & Operations  
Trent Smith, Manager of Community Services  
Bonnie Kawasaki, Recording Secretary  
Laken McKee, Job Shadowing

**CALL TO ORDER**

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

**ADOPTION OF AGENDA**

**Additions:**

**Councillor Inquiries and Notice of Motion**

- a. Bellevue Main Street - Councillor Ward
- b. Correspondence to other Municipalities – Councillor Ward

**01-2024-12-10:** Councillor Filipuzzi moved to adopt the agenda as amended.

Carried

**CONSENT AGENDA**

**02-2024-12-10:** Councillor Glavin moved that Council approve the following Consent Agenda items as presented without debate:

**3.a**

**Minutes of the Municipal Historic Resources Advisory Committee of October 21, 2024**

THAT Council accept the Minutes of the Municipal Historic Resources Advisory Committee of October 21, 2024 as information.

**3.b**

**Derek Medland - Request to Consider Discount on Municipal Fees for Low Income Seniors**

THAT Council accept the Derek Medland - Request to Consider Discount on Municipal Fees for Low Income Seniors as information.

Carried

**ADOPTION OF MINUTES**

**03-2024-12-10:** Councillor Girhiny moved to adopt the Minutes of the Council Meeting of November 26, 2024 as presented.

Carried

**04-2024-12-10:** Councillor Glavin moved to adopt the Minutes of the Special Budget Meeting of November 28, 2024 as presented.

Carried

**PUBLIC HEARINGS**

None

**DELEGATIONS**

**RCMP Quarterly Update Corporal Mark Amatto and Constable Natalie Stephenson**

Corporal Mark Amatto, and Constable Natalie Stephenson of the Crowsnest Pass RCMP detachment were in attendance to present Council with the 2<sup>nd</sup> quarter update from 2024.

**REQUESTS FOR DECISION**

**Bylaw 1210, 2024 - Land Use Bylaw Amendment - Redesignation of a portion of Lot 11, Block 7, Plan 820L, containing ±0.04 ha (0.11 acres) from "Retail Commercial C-1" to "Drive-In Commercial C-2"- First Reading**

**05-2024-12-10:** Councillor Filipuzzi moved first reading of Bylaw 1210, 2024 - Land Use Bylaw Amendment - Redesignation of a portion of Lot 11, Block 7, Plan 820L, containing ±0.04 ha (0.11 acres) from "Retail Commercial C-1" to "Drive-In Commercial C-2".

Carried

**Bylaw 1213, 2024 - Procedure Bylaw Amendment**

**06-2024-12-10:** Councillor Girhiny moved first reading of Bylaw 1213, 2024 - Procedure Bylaw Amendment.

Carried

**07-2024-12-10:** Councillor Girhiny moved second reading of Bylaw 1213, 2024 - Procedure Bylaw Amendment.

Carried

**2024 Q3 Financial Report**

**08-2024-12-10:** Councillor Ward moved that Council accept the 2024 Q3 Financial Report as information.

Carried

**COUNCIL MEMBER REPORTS**

- Mayor Painter
  - Mayor Painter, Councillor Sygutek and Patrick Thomas, Chief Administrative Officer met with Minister Brian Jean, Minister of Energy & Minerals
    - Discussed the Grassy Mountain Mine project
    - Discussed the AER hearing being moved to Pincher Creek as our facilities are comparable or larger
    - Discussed original application from Riversdale, and that the application from Northback should be more complete
  
- Councillor Ward
  - Commented that there were additional people that the panel allowed to speak at the hearing without pre-registering as was the requirement
  - Christmas Party was excellent
    - Kudos to staff
  - Commented that they attended the EVR water presentation
    - They are making great strides with selenium monitoring and mitigation
    - The selenium numbers are being reduced as a result of EVR's efforts with the water treatment plants
  - Budget process was very well done
    - Pleased with the overall numbers and that 29 initiatives are moving forward
    - Our debt is taking less than 5% of the revenue to pay for it
  - Reminder that Seniors Lunch is being held December 11, 2024 at the MDM

- Councillor Sygutek
  - Reported that several persons who spoke at the public hearings were accosted and threatened by other members of the public
  - Noted that EVR needs to communicate their successes with selenium in a better way to the public
  
- Councillor Glavin
  - Attended the Fort MacLeod Santa Clause parade with Councillors Ward and Filipuzzi

**PUBLIC INPUT PERIOD**

None

**COUNCILLOR INQUIRIES AND NOTICE OF MOTION**

**Bellevue Main Street - Councillor Ward**

Councillor Ward communicated some issues that have been brought to his attention with respect to the transition from the pavement to the gravel and parking on the Bellevue Main Street project. Patrick Thomas, Chief Administrative Officer advised that they are looking at getting some milling done on the butt joints to lessen the transition, and that the cars that were blocking snow removal were moved and the area has now been cleared to facilitate parking.

**Correspondence to other Municipalities - Councillor Ward**

**09-2024-12-10:** Councillor Sygutek moved that Administration send out the letter, drafted by Councillor Ward, as amended, to MD of Pincher Creek, MD of Ranchlands, Fort Macleod, and Lethbridge and copy it to our MLA.

Carried

**IN CAMERA**

**10-2024-12-10:** Councillor Ward 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 1:57 pm:

- a. Economic Interests of the Public Body – Land Sales Application - FOIP Act Section 25
- b. Economic Interests of the Public Body - Land Sales Application - FOIP Act Section 25
- c. Economic Interests of the Public Body - Land Sales Application - FOIP Act Section 25

Carried

**Reconvene**

Mayor Painter convened the In Camera meeting at 2:03 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

**11-2024-12-10:** Councillor Sygutek moved that Council come out of In Camera at 2:46 pm.

Carried

**12-2024-12-10:** Councillor Girhiny moved that Council counters the offer to purchase the road allowance between 6318-22 Ave and 6402-22 Ave subject to the following conditions:

1. That the price is \$5.70 per square foot for 6600 sf.
2. That the applicant is responsible for all costs associated with the closure of the subject lands to public travel.
3. That the applicant is responsible for all costs associated with redistricting the subject lands to a suitable land use District.
4. That the applicant is responsible for all costs relating to connecting the subject lands to all available services to municipal standards.
5. That the applicant is responsible for all subdivision and survey costs relating to this transaction.
6. That the applicant is responsible for all legal costs including the legal costs of the Municipality, if any.
7. That the applicant must begin construction on the site within 24 months of the date of the approval by Council.
8. In the event that the applicant does not begin construction within 24 months, the Municipality retains the option to purchase the lot back from the applicant at 50% of the purchase price.

Carried

**13-2024-12-10:** Councillor Glavin moved that Council counters the offer to purchase 1602-77 Street, subject to the following conditions:

1. That the price is \$6.40 per ft<sup>2</sup> for a total of \$65,000 (Instead of \$3.95 per ft<sup>2</sup> for an amount of \$40,000).
2. That the Municipality's intention to sell the property at a reduced land value is advertised pursuant to section 70 of the Municipal Government Act as an incentive to recover the taxes and make the property developable (building demolition and gas service realignment), as an incentive for economic development.
3. That the applicants are responsible for all costs associated with the redesignation of the lands to a suitable land use district.
4. That the applicants are responsible for all costs associated with the demolition of the building.

5. That the applicants are responsible for all costs associated for an easement or relocation of the gas lines servicing the adjacent property to the south, at 1610 - 77 Street.
6. That the applicants are responsible for all legal costs including the legal costs of the Municipality, if any.
7. That this application must be completed by September 30, 2025.
8. That, if rezoning and development permit applications were successful, the proposed redevelopment of the property for mini-storage shall be commenced by June 30, 2026 - at the failure of which the Municipality shall be entitled to re-purchase the property at 50% of the selling price, and this condition shall be registered on the certificate of land title as a right of first refusal in favor of the Municipality.

Defeated

**14-2024-12-10:** Councillor Ward moved that Council accepts the offer of \$2.10 per ft<sup>2</sup> to purchase a portion of the road allowance described as Plan 2446AA, that portion of surveyed trail (19<sup>th</sup> Avenue) lying south of the westerly production of the northerly boundary and east of the northerly production of the westerly boundary of Block H; and the remnant parcel legally described as Lot N/A, Block OT, Plan 2446AA, subject to the following conditions:

1. That the Municipality's intention to sell the property at a reduced land value is advertised pursuant to section 70 of the Municipal Government Act as an incentive for economic development.
2. That the applicant is responsible for all costs relating to the required Road Closure registration and any re-designation of land use.
3. That the applicants are responsible for all subdivision, easement and survey costs relating to this transaction.
4. That the applicant is responsible for all of the legal costs associated with these transactions.
5. That this transaction, including consolidation and re-subdivision of the subject Municipal lands, be completed by December 31, 2025.

Carried

**ADJOURNMENT**

**15-2024-12-10:** Councillor Filipuzzi moved to adjourn the meeting at 2:49 pm.  
Carried



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Blair Painter  
Mayor



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Patrick Thomas  
Chief Administrative Officer