

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, January 14, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, January 14, 2025.

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
Jeremy Wickson, Director of Engineering & Operations
Johan van der Bank, Manager of Development & Trades
Brian McCulloch, Director of Finance
Sally Turner, Manager of Finance
Bonnie Kawasaki, Recording Secretary
Laken McKee, Recording Secretary

CALL TO ORDER

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

ADOPTION OF AGENDA

Amendments:

Consent Agenda

- c. Forest Management Plan Public Advisory Committee Meeting Notes of December 5, 2024.-
Move to Councillor Inquiries and Notice of Motion 10.a - Councillor Glavin
- e. LRSD Board of Trustees Letter to Council of December 17, 2024 - Move to Councillor Inquiries and Notice of Motion - 10.b Councillor Ward

01-2025-01-14: Councillor Girhiny moved to adopt the agenda as Amended.

Carried

CONSENT AGENDA

02-2025-01-14: Councillor Glavin moved that Council approve the following Consent Agenda items as amended without debate:

3.a

Minutes of the Crowsnest Pass Senior Housing Board of November 26, 2024

THAT Council accept the Minutes of the Crowsnest Pass Senior Housing Board of November 26, 2024 as information.

3.b

Minutes of the Municipal Planning Commission of November 27, 2024

THAT Council accept the Minutes of the Municipal Planning Commission of November 27, 2024 as information.

3.d

Chinook Arch Regional Library System - Board Report of December 5, 2024

THAT Council accept the Chinook Arch Regional Library System - Board Report of December 5, 2024 as information.

Carried

ADOPTION OF MINUTES

03-2025-01-14: Councillor Ward moved to adopt the Minutes of the Council Meeting of December 17, 2024, as presented.

Carried

PUBLIC HEARINGS

Bylaw 1208, 2024 Road Closure Bylaw - Public Hearing

Mayor Painter declared the Public Hearing opened at 7:03 pm for Bylaw No. 1208, 2024.

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 called for members of the public to speak in favor or opposition to Bylaw 1208, 2024.

Mayor Painter noted there were no members of the public present who wished to speak at the hearing and declared the public hearing closed at 7:04 pm.

DELEGATIONS

None

REQUESTS FOR DECISION

Bylaw 1212, 2024 - Land Use Bylaw Amendment - Redesignation of the lands legally described as Block S, Plan 6432FE from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” - First Reading

04-2025-01-14: Councillor Filipuzzi moved first reading of Bylaw 1212, 2024 - Land Use Bylaw Amendment - Redesignation of the lands legally described as Block S, Plan 6432FE from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”.

Carried

Recused

Councillor Sygutek recused herself from the meeting at 7:05 pm due to a conflict of interest as an adjacent landowner.

Bylaw 1214, 2024 - Land Use Bylaw Amendment - Redesignation of the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1 to “Non-Urban Tourism Accommodation & Recreation – NUTAR” - First Reading

05-2025-01-14: Councillor Filipuzzi moved first reading of Bylaw 1214, 2024 - Land Use Bylaw Amendment - Redesignation of the lands legally described as portion of the SE¼ 35-7-4-W5M, containing ±27.68 ha (68.35 acres), excluding approximately 1.88 ha (4.65 acres) in the northwest portion and excluding a strip of land minimum 6m wide along both banks of Lyons Creek for its entire length (area unknown until surveyed), from “Non-Urban Area NUA-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR” and from “Recreation & Open Space RO-1” to “Non-Urban Tourism Accommodation & Recreation – NUTAR”.

Carried

Return

Councillor Sygutek returned to Council Chambers at 7:11 pm.

Recused

Councillor Glavin recused herself from the meeting at 7:12 pm due to a conflict of interest as a member of the Hillcrest Fish and Game Association.

Hillcrest Fish and Game - Category 3 Grant Request

06-2025-01-14: Councillor Sygutek moved that Council approves the Category 3 grant request in the amount of \$1,000 for Hillcrest Fish and Game Protective Association Centennial Celebration on March 22, 2025.

Carried

Return

Councillor Glavin returned to Council Chambers at 7:13 pm.

COUNCIL MEMBER REPORTS

- Councillor Ward
 - Attended the All Star Game, it was a great turn out.

- Councillor Girhiny
 - Attended the PPK Society meeting received their grant money
 - Approximately 40 pairs of skis and snowboards for Every Kid Can Play Program
 - Building good community support
 - Went on a tour of the rehabbed deck, it will be a phenomenal facility when it's complete

- Councillor Glavin
 - Attended the Landfill meeting and reported that they have passed their budget

- Councillor Kubik
 - Attended the Forest Management Planning Public Advisory Committee Meeting
 - Good public engagement at this meeting

PUBLIC INPUT PERIOD

- Gord Chaisson
 - Asked about the process of approving development as he lives on the corner of a possible future development.

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

Forest Management Plan Public Advisory Committee Meeting Notes of December 5, 2024.

07-2025-01-14: Councillor Glavin moved that Council accept the Forest Management Plan Public Advisory Committee Meeting as information.

Carried

LRSB Board of Trustees Letter to Council of December 17, 2024.

08-2025-01-14: Councillor Ward moved that Council accept the LRSB Board of Trustees Letter to Council of December 17, 2024 as information.

Carried

09-2025-01-14: Councillor Ward moved that Administration contact LRSB Board of Trustees to arrange for a meeting to discuss their correspondence and updates.

Carried

IN CAMERA

10-2025-01-14: 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 brief recess at 7:31 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

Carried

Reconvene

Mayor Painter convened the In Camera meeting at 7:36 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

11-2025-01-14: Councillor Sygutek moved that Council come out of In Camera at 8:02 pm.

Carried

12-2025-01-14: Councillor Ward moved that Council accept the offer to purchase Lots 1 & 2, Block 7, Plan 820L subject to the following conditions:

1. That the price be \$45,000 per lot for a total of \$90,000.00
2. That the applicant is responsible for all redesignation, subdivision, consolidation and survey costs relating to this transaction.
3. That the applicant is responsible for all legal costs associated with this transaction, including the legal costs of the Municipality, if any.
4. That the development proposal is commenced by making an application for a development permit by May 30, 2026 and construction started by May 30, 2027.
5. At the failure of meeting the timelines stated above, or obtaining time extensions as may be required, the Municipality shall be entitled to re-purchase the properties, 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.

Councillor Glavin Requested a Recorded Vote.

In Favor: Mayor Painter, Councillors: Kubik, Filipuzzi, Glavin, Girhiny, Sygutek and Ward

Opposed: None

Carried

13-2025-01-14: Councillor Filipuzzi moved that Council counters the offer to purchase a portion of the SE1/4 of section 2, twp. 8, range 4, W5 to include only the 10 acre developable portion of the property with a purchase price of \$300,000.00 subject to the following conditions:

1. That the applicant is responsible for all costs associated with redesignating the subject lands.
2. That the applicant is responsible for all cost related to subdivision, consolidation, and legal surveying relating to this transaction (as may be required if less than the full parcel is being sold.
3. That the applicants are responsible for all legal costs including the legal costs of the Municipality, if any.
4. That this transaction be completed by June 30, 2025.

Carried

ADJOURNMENT

14-2025-01-14: Councillor Filipuzzi moved to adjourn the meeting at 8:04 pm.

Carried



Blair Painter
Mayor



Patrick Thomas
Chief Administrative Officer