

Municipality of Crowsnest Pass

Council Meeting Minutes

Tuesday, March 11, 2025

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in Council Chambers on Tuesday, March 11, 2025.

Council Present:

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

Council Absent: Mayor Blair Painter, Vicki Kubik

Administration Present:

Patrick Thomas, Chief Administrative Officer
Kristin Colucci, Deputy Chief Administrative Officer
Brian McCulloh, Director of Finance
Sally Turner, Manager of Finance
Jeremy Wickson, Director of Development, Engineering & Operations
Johan Van Der Bank, Manager of Development and Trades
Trent Smith, Manager of Community Services
Laken McKee, Recording Secretary

CALL TO ORDER

Deputy Mayor, Doreen Glavin called the meeting to order at 1:00 pm.

ADOPTION OF AGENDA

CONSENT AGENDA

01-2025-03-11: Councillor Girhiny moved that Council approve the following Consent Agenda items as presented without debate:

3.a

Letter received from Honourable Ric McIver, Minister of Municipal Affairs.

THAT Council accept the letter received from Honourable Ric McIver, Minister of Municipal Affairs, as information.

3.b

Crowsnest Pass BearSmart Association – Request for a Letter of Support, February 25, 2025

THAT Council accept letter from Crowsnest Pass BearSmart Association as information and to provide a letter of support from the Municipality.

3.c

Letter received from Brent Koinberg, Crowsnest Adventures Ltd.

THAT Council accept that Council accept the letter from Brent Koinberg, Crowsnest Adventures Ltd, as information.

02-2025-03-11: Councillor Ward moved to adopt the agenda as presented.
Carried

ADOPTION OF MINUTES

03-2025-03-11: Councillor Filipuzzi moved to adopt the Minutes of the Council Meeting of March 4, 2025 as presented.
Carried

PUBLIC HEARINGS

Bylaw 1221, 2025 - Redesignate the lands legally described as: a portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), from “Recreation & Open Space – RO-1” to “High Density Residential – R-3”; and Lot 35, Block 2, Plan 831 1587, containing 0.38 ha (0.9 acres), from “Non-Urban Area – NUA-1” to “High Density Residential – R3” and; Lot 15, Block 7, Plan 111 2697, containing ±2.19 ha (5.4 acres), from “Recreation & Open Space – RO-1” to “High Density Residential – R-3”

Deputy Mayor Glavin declared the Public Hearing opened at 1:02 pm for Bylaw No. 1221, 2025

Patrick Thomas, Chief Administrative Officer, provided a brief overview of the bylaw and read into the record that there were several written submissions received prior to the due date.

Deputy Mayor Glavin called for members of the public to speak in favor or opposition to Bylaw 1221, 2025.

- Darren Nastani – Opposed
- Douglas Lindell – Opposed
- Amy Reinzo – Behalf of Terri Harrison and Herman Manyguns – Opposed
- Brian Gallant – Opposed
- Harry Veldman – Opposed
- Ian Thomson – Opposed
- Dale Anderson – Opposed
- Keith Tkachuk – Opposed
- Jesse Dubnyk – Opposed
- Cory Wojtowicz – Opposed
- Carmen Roman – Opposed

- Bill Ogertschnig – Opposed
- Ralph Tiegen – Opposed
- Chris Matthews – Opposed
- Colleen McNeil – Opposed
- Stephen Vandervault - In Favour
- Greg Beekman – In Favour
- Vern Harrison – Opposed
- Gail Colucci – Opposed
- Maureen Thomson – Opposed
- Mary Oleksow – Opposed
- Helena Steadman – Opposed

Deputy Mayor Glavin declared the public hearing closed at 2:30 pm.

Reconvene

Deputy Mayor Glavin reconvened the meeting at 2:40 pm.

DELEGATIONS

RCMP Quarterly Update Sergeant Mark Amatto

Sergeant Mark Amatto of the Crowsnest Pass RCMP detachment was in attendance to present Council with the 3rd quarter update from 2024.

04-2025-03-11: Councillor Sygutek moved to accept the presentation of the RCMP Quarterly Update from Sergeant Amatto, as information.
Carried

BearSmart / COP Presenting with Sergeant Mark Amatto

Crowsnest Pass BearSmart Association was in attendance to present to Council with Sergeant Mark Amatto regarding the partnership between Crowsnest Pass BearSmart Association and the Crowsnest Pass Citizens on Patrol Association.

05-2025-03-11: Councillor Sygutek moved to accept the presentation from Crowsnest Pass BearSmart and Sergeant Amatto, as information.
Carried

REQUESTS FOR DECISION

Bylaw 1193, 2024 - Road Closure - Second and Third Readings

- 06-2025-03-11:** Councillor Filipuzzi moved second reading of Bylaw 1193, 2024 - Road Closure.
Carried
- 07-2025-03-11:** Councillor Girhiny moved third and final reading of Bylaw 1193, 2024 - Road Closure.
Carried

Bylaw 1215, 2025 - Fees, Rates and Charges Bylaw - First Reading

- 08-2025-03-11:** Councillor Girhiny moved first reading of Bylaw 1215, 2025 – Fees, Rates and Charges Bylaw.
Carried

Bylaw 1216, 2025 – Property Tax Rates Bylaw - First Reading

- 09-2025-03-11:** Councillor Sygutek moved first reading of Bylaw 1216, 2025 – Property Tax Rates Bylaw.
Carried
- 10-2025-03-11:** Councillor Ward moved that Administration bring back some additional information when the Property Tax Rate Bylaw comes back for second reading. Council would like the break down to show the total assessment, levy, mill rate and ASFF (Alberta School Foundation Fund) breakdown for the years of 2020-2025 on all of those properties that were previously used for the May 28, 2024, Council meeting. Council would also like to see the proposed tax rates with what Administration is proposing and a second comparison that shows the drop of the inflation rate of 9.1 %
Carried

Bylaw 1217, 2025 - Land Use Bylaw Amendment - Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village - CSV to Recreation and Open Space - RO-1 - First Reading

- 11-2025-03-11:** Councillor Girhiny moved first reading Bylaw 1217, 2025 - Land Use Bylaw Amendment - Redesignate Lot 49, Block 1, Plan 081 2254 from Comprehensive Ski Village - CSV to Recreation and Open Space - RO-1
Carried

Bylaw 1219, 2025 - Land Use Bylaw Amendment - Designate Lot 49, Block 1, Plan 081 2254 as "Municipal Reserve". – First Reading

12-2025-03-11: Councillor Filipuzzi moved first reading of Bylaw 1219, 2025 - Land Use Bylaw Amendment - Designate Lot 49, Block 1, Plan 081 2254 as "Municipal Reserve".
Carried

Bylaw 1220, 2025 - Road Closure Bylaw - First Reading

13-2025-03-11: Councillor Ward moved first reading of Bylaw 1220, 2025 - Road Closure Bylaw - First Reading
Carried

Reconvene

Deputy Mayor Glavin reconvened the meeting at 4:00 pm.

Bylaw 1221, 2025 - Redesignate the lands legally described as: a portion of NW¼ 21-7-3-W5M, containing ±0.76 ha (1.9 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3"; and Lot 35, Block 2, Plan 831 1587, containing 0.38 ha (0.9 acres), from "Non-Urban Area – NUA-1" to "High Density Residential – R3" and; Lot 15, Block 7, Plan 111 2697, containing ±2.19 ha (5.4 acres), from "Recreation & Open Space – RO-1" to "High Density Residential – R-3" Second Reading

14-2025-03-11: Councillor Girhiny moved that Council defer Bylaw 1221,2025 for two weeks and requested that Administration come back with firm costs on all of the infrastructure upgrades on the water lines, including the north loop and all of the sewer line upgrades needed to give Council a better understanding on how we plan on facilitating payment for them.
Carried

Service Areas Update

15-2025-03-11: Councillor Ward moved to accept the Service Areas Update, as presented.
Carried

2024 Q4 Preliminary Financial Report

16-2025-03-11: Councillor Filipuzzi moved to accept the 2024 Q4 Preliminary Financial Report, as presented.
Carried

COUNCIL MEMBER REPORTS

- Councillor Ward
 - Attended the ORRSC planning meeting, explained that they are having problems getting staff.

- Councillor Girhiny
 - Attended the Ski Hill Society meeting, they are doing tremendous work and expressed that he is looking forward to attending the slush cup.
 - Expressed his gratitude to the Society members and the tremendous service that they provide to the community.

PUBLIC INPUT PERIOD

- Vern Harrison – Excited about the upcoming recycling program and very happy to hear that the new provider will accept additional materials. Thanked the Council for their work on implementing the new program.
- Excited about the downtown Bellevue development and how amazing it is looking.
 - Thanked Council for making a beautiful street, that he is proud to be a resident of Bellevue.

IN CAMERA

17-2025-03-11: Councillor Girhiny 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 6:18 pm:

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

Carried

Reconvene

Deputy Mayor Glavin convened the In Camera meeting at 6:20 pm. Patrick Thomas, Chief Administrative Officer in attendance to provide advice to Council.

18-2025-03-11: Councillor Ward moved that Council come out of In Camera at 6:45 pm.

Carried

19-2025-03-11: Councillor Ward moved that Council accept the offer of \$60,000 (\$5.92 per ft²) for Lot 11, Block 7, Plan 820L, subject to the following conditions:

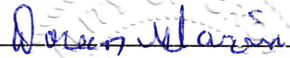
1. That the applicants are responsible to either consolidate the two portions of Lot 11, Block 7, Plan 820L through a subdivision application (Roll Number 1072600 which is the subject property of this application) and Roll Number 1072500 (which is the property adjacent to the south owned by the applicant), or obtain an easement across Roll Number 1072600 for the gas service that services the building on Roll Number 1072500, or relocate the gas lines servicing Roll Number 1072500, all of which at no cost to the Municipality.
2. If the properties were consolidated, the applicants are responsible to apply for rezoning of Roll Number 1072600 from C-1 to C-2 (Roll Number 1072500 was recently rezoned to C-2 under Bylaw 1210, 2024).
3. That the applicants are responsible for all legal costs including the legal costs of the Municipality, if any. That the NW boundary be adjusted to allow laneway access.
4. That this application must be completed by December 31, 2025.

Carried

ADJOURNMENT

20-2025-03-11: Councillor Filipuzzi moved to adjourn the meeting at 6:47 pm.

Carried



Doreen Glavin
Deputy Mayor



Patrick Thomas
Chief Administrative Officer

