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CROWSNEST PASS HERALD | SAIT | CONCORDIA UNIVERSITY

AUGUST 26, 2026

MUNICIPAL PLANNING COMMISSION MEETING NOTES

Mitchel Withrow on the Municipal Planning Commission filling the vacancy after the resignation of Robert Schefter.

SUBDIVISION APPLICATIONS

Subdivision 2026-0-099 Lot(s) 10-11 Block 3 Plan 2311670 within NE 1/4 34-7-4-W5M – Ryan Dyck - Senior Planner

- The address is 11825 18 Ave in Blairmore, zoned R1
- Parcel was originally subdivided in 2023
- Proposed a boundary line adjustment to expand a previously subdivided residential lot
- Lot 11 needs to be enlarged
- The minimum lot requirements will be met for both lots after the adjustment
- There is a utility right-of-way on the subject lands registered to a now defunct East Kootenay Power Company Ltd.
- Development has occurred within this right-of-way
- FORTIS has expressed a desire to maintain the existing right-of-way registration and wants to potentially replace it with a new registration
- Application will be revised to add a 5th condition, removal of the shed
- The proposed property line cuts directly through the shed

ROUND TABLE DISCUSSION

North Coleman Traffic & Pedestrian Survey Results

- A 12-hour traffic study was conducted to understand vehicular, pedestrian, and cyclist movements at the intersection of Highway 40 (86 Street) and 22nd Avenue in Coleman
- Study was done to get a baseline before the proposed development in North Coleman
- The count was conducted Thursday, June 11, 2026, between 7 am to 7 pm
- Total vehicle trips - 1525
- Total pedestrians - 43
- Total bikes - 10
- There is a meandering sidewalk down the hill from the intersection
- There is no pedestrian sidewalk up the hill toward the new North Coleman development and the highway 40 road is quite narrow
- Motion to accept the study as information



AUGUST 25, 2026

MUNICIPAL COUNCIL MEETING NOTES

SUBDIVISION APPLICATIONS

Delegation - Northback Holdings Corporation

Brad Johnson, CEO

- Brad Johnson is the new CEO Presented a Socioeconomic Impact Report done by an independent company, Ernst and Young (EY) The Grassy Mountain Project will contribute socioeconomically in three ways
- Strengthening local communities and entrepreneurial ecosystems
- Enabling Indigenous economic participation and capacity building
- Contributing to Canada’s trade position with Asian Markets and supporting regional growth
- The Grassy Mountain Project will contribute economically
- \$1.4 Billion for the 2-year construction period
- \$1.2 billion to Canada’s GDP over the 2-year construction period
- \$2.2 billion in government revenues
- Estimated 4952 regional full-time jobs for the 2 year project construction period
- Estimated 492 regional full-time jobs for the project operation Recent drilling has been about water not coal

- Northback is researching the local water quality and quantity
- There was criticism that there was a lot of regional knowledge of the water issues and not enough site-specific knowledge
- Water was a key element in the hearing and was not properly addressed by the previous applicant Northback’s application to the AER
- Should be submitted by the end of 2026 The project has 4 phases, with each phase requiring fewer employees
- Construction - 2 to 2.5 years
- Active Closure - 10 to 25 years
- Reclamation and Water Treatment
- Passive Water Treatment

CNP Coal Reunion

Ron Hungar

- Tony Vastenhout will be his sponsor on Council
- Ron proposed 4 initiatives and wants council to support these initiatives
- The two “Koci Crows” statues – the one in Bellevue is missing a crow and the one in Blairmore needs maintenance
- Old Maude Locomotive – in need of maintenance and a restoration is proposed
- Coleman Piggy Bank – owned and maintained by the Coleman Lions
- Driving tour of Sparwood and Southern Alberta – plan for tourists to stop at each monument and get a stamp. Need to have brochures, online info, stamps

and a final prize for a car/family visiting all these monuments

- Gave an update on the Largest Coal Miner’s Davy Safety Lantern in Canada.
- Bellevue Union Cemetery needs work, Council suggested that Ron try contacting the Crowsnest Pass Memorial Society for help with this Proposal for 2028 CNP Celebrations
- 125th of the Frank Slide – Thursday, April 29, 1903.
- 125th of start of Coal Mining at Frank, Bellevue and Coleman
- 50th of the Government of Alberta passing the “Crowsnest Pass Municipal Unification Act”, November 3, 1978.
- Council felt that these ideas need to be refined and possibly a committee formed. The “Hat Trick” Anniversary needs a plan with dollar figures for council to look at and decide if it will be in the next budget.

REQUEST FOR DECISION

Crown Mountain Resources Tour

- Mayor and Council are invited to attend the 4.5-hour tour
- Councillors Ward and Glavin have already taken the tour
- Councillor Ward moved that all available councillors (that haven’t already attended), attend the tour the morning of September 28
- All in favour, motion carried

PUBLIC INPUT PERIOD

Valerie Black, Bellevue

- Concerned about the proposed unique housing structure associated with DP2026-041
- The “Single-Detached Dwelling” was approved on a sloped lot at 2126 - 207 Street in Bellevue
- The appeal deadline for this permit was June 11, 2026
- Canvassed the neighbourhood and asked 30 to 40 residents if they were aware of the transfer of land to a private developer and the plan for the dwelling, none were in favour of it
- Valerie sent an email to each council member requesting advice on how to proceed with her concerns and did not receive any response
- Her contact at the Land Development Office is no longer available
- Wants Council to make a motion to stop irresponsible development in the Pass

Cory Tourond

- Pointed out a few things that were not accurate in Northback’s Socioeconomic Impact Report presentation
- The Joint Review Panel felt that that the economic impact of the Grassy Mountain project was overstated
- Look at Sparwood, they have 5 mines and they have minimal stores and restaurants, where is the economic impact?
- The mine could be abandoned early because of new technology not need-

ing coal, what will happen to the mine site then?

- Cory wonders why no schematic or plan is there available on what the load out will look like. It is on the old golf course and highly visible. Why is Council not asking to see what it will look like?

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

Relocation of Garbage Receptacle

Mayor Rypien

- Relocate the existing garbage receptacle located at the front of the Pic building at the traffic lights in Blairmore, to the adjacent side of the street, as a request for removal by the affected business owner.
- Motion carried 3 to 2

COMMITTEE VACANCIES

- With the resignation of Councillor MacDonald there are vacancies on several committees.
- Rotating coverage for the months of September, October and November was discussed, but it was ultimately decided it would not be an issue because there would be one councillor remaining on each committee.
- In addition, the mayor was planning on sitting in on some of the committee meetings in the next three months.

HIGHWAY 3 TRAFFIC

- The traffic on highway 3 has been excessive in the summer months.
- It is a safety issue.
- Discussed lowering speeds and making passing lanes into turning lanes.
- Motion regarding this issue in the next council meeting

SENIORS REBATE

- The \$500 rebate was issued to 90 seniors.
- They should have the checks by the end of September

COMMUNITY FOUNDATION GRANT

- There is a grant for youth initiatives.
- How can the municipality take advantage of this.
- Might be a non-profit that has to apply for this, not the municipality

Documenter: Allison Capron

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