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OCTOBER 20, 2026

CROWSNEST PASS COUNCIL MEETING NOTES

PUBLICE HEARINGS

Bylaw 1272, 2026 Land Use Bylaw Amendment

- The Municipality received no written submissions prior to the due date
- This is the land that Tecumseh Manor (a senior's apartment building) and the vacant York Creek Lodge (former senior's housing and supportive living facility)
- Tony Pisony, Blairmore
  - Unsure what P1 land use is
  - Worried that changes in zoning might eventually allow a high density type building to be constructed on the property that could affect local long term resident's housing prices

REQUEST FOR DECISION

Bylaw 1272, 2026 Land Use Bylaw Amendment

Patrick Thomas, CAO

- The lands are currently designated RO-1, Recreation & Open Space, a designation meant for parks, natural green spaces and outdoor recreation areas
- The landowner (Alberta Social Housing Corporation) needs to have this property designated Public P-1 in order to bring the existing non-conforming uses into compliance
- Public P-1 zoning is for public use buildings like libraries, schools, community centres and government buildings
- After the property is rezoned that land owner can subdivide it into two separate parcels and pursue development permit applications for the "Seniors Supportive Housing Facility" or similar use developments
- Councillor Ward moved 2nd reading
- Councillor Vastenhout moved 3rd reading
- Motion carried**Bylaw 1275, 2026 Land**

Bylaw 1273, 2026 Land Use Bylaw - First Reading

Patrick Thomas, CAO

- These 3 lots (17, 18 and 19) are located next to the Bellevue Fire Hall and include the former Maple Leaf Hall land
- The road will be closed and relocated to the North end of lot 17
- Once a public hearing has been held, the proposed bylaw will be forwarded to the Minister of Alberta Transportation and Economic Corridors for approval, before it comes back to Council for consideration of second and third readings
- Councillor Ward moved 1st reading
- Motion carried

Use Bylaw Amendment - First Reading

Patrick Thomas, CAO

- These 3 (17, 18 and 19) lots are located next to the Bellevue Fire Hall and include the former Maple Leaf Hall land
- Redesignate lots 17–19 and the adjoining lane to High Density Residential - R-3
- There is a conditional sale on these lots
- Multi-unit residential buildings (not exceeding 3 stories) are planned on these lots
- A public hearing on Bylaw 1275, 2026 and Bylaw 1273, 2026 will ideally be held on the same date as the two By laws are related
- Councillor Johnson moved to defer the 1st reading in order to have more information on the sale to make sure proper procedures were followed, motion defeated 2-4
- Councillor Ward moved 1st reading
- Motion carried 4-2

COUNCILLOR INQUIRIES AND NOTICE OF MOTION

Budget Amendment

Councillor Doreen Johnson

- Proposed to the following:
  - Amend the 2026 Budget and the 2026-2035 Capital Projects Schedule to defer the $1,500,000 purchase of the replacement Fire Engine #3 (Bellevue) for three years
  - Direct administration to pursue an age exception on the existing fire engine to extend its approved service as a first line responder to 25 years
  - Direct administration to investigate and report on lower cost options including used equipment, other manufacturers especially favouring Canadian built, and spec'ing stand ard equipment packages with minimal optional add-ons
- Councillor Johnson noted that there have been many changes since this budget item was first approved (tariffs on US made fire equipment, several projects costing more than anticipated) and the purchase should be reconsidered
- Councillor Ward asked CAO Thomas to provide answers to his question relating to the purchase of the Bellevue Fire Engine (lead time to receive engine, age of current engine, cost estimate, country of manufacture) so he could fully understand the implications of delaying the Fire Engine purchase
- Councillor Vastenhout wanted to pursue an age exception to extend the truck life to 2030, CAO Thomas said was process was already underway as delivery on a new fire engine takes approximately 2 years and there is only about 3.5 years of life left in the current truck even with the extension to 25 years
- CAO Thomas clarified that although there is $1.5 million approved in the budget for the Fire Engine, the current price (if ordered now) is estimated at $1.1 million, he speculated that the cost would increase with delayed ordering, also there is a strong possibility that the truck would be assembled in Quebec, but there is no guarantee
- Councillors Johnson and Vastenhout wondered about the importance of ordering of the same type of truck for consistency across the fire department, there may be other manufacturers of trucks available to purchase
- Councillor Glavin stressed that the timeline would be tight if this purchase was deferred a year as the window for ordering the Fire Engine narrow, also used equipment might not be reliable and would not want to purchase used equipment
- Mayor Rypien wanted assurance that the new Fire Engine would be built in Canada
- Councillor Ward reminded Council that safety and protection of the residents is the one of the responsibilities of a Municipal Government
- Councillor Nastasi moved the motion be amended to a one year deferral:
  - Amend the 2026 Budget and the 2026-2035 Capital Projects Schedule to defer the $1,500,000 purchase of the replacement Fire Engine #3 (Bellevue) for one years
  - Strike "Direct administration to pursue an age exception on the existing fire engine to extend its approved service as a first line responder to 25 years"
  - Direct administration to investigate and report on lower cost options including used equipment, other manufacturers especially favouring Canadian built, and spec'ing standard equipment packages with minimal optional add-ons
- Vote was 3-3, amendment to the motion defeated
- Councillor Johnson wanted to add in a piece into the motion amendment about the borrowing Bylaw
- Councillor Ward moved the motion be amended to remove the deferral timeline:
  - Strike "Amend the 2026 Budget and the 2026-2035 Capital Projects Schedule to defer the $1,500,000 purchase of the replacement Fire Engine #3 (Bellevue) for three years"
  - Strike "Direct administration to pursue an age exception on the existing fire engine to extend its approved service as a first line responder to 25 years"
  - Direct administration to investigate and report on lower cost options including used equipment, other manufacturers especially favouring Canadian built, and spec'ing stand ard equipment packages with minimal optional add-ons
  - Not consider further readings on the borrowing Bylaw until the report is brought to Council
  - Amendment to the motion carried
  - Council voted to pass the amended motion
  - Direct administration to investigate and report on lower cost options including used equipment, other manufacturers especially favouring Canadian built, and spec'ing stand ard equipment packages with minimal optional add-ons
  - Not consider further readings on the borrowing Bylaw until the report is brought to Council

Q2 FINANCIAL REPORT

- Councillors Johnson and Ward and Mayor Rypien asked for clarification on some of the items in the Financial Report
- Council moved to accept the information

LETTERS TO COUNCIL

Randy Guinchard

- Concerned about an out of service tag on a fire hydrant in Valley Ridge Estates
- The hydrant is not an actual hydrant be cause it is not pressurized and the water from the storage tank below does not flow out if connected to a fire hose
- CAO Thomas explained that the volume of water contained in the storage tank below the hydrant would spray out for minutes, whereas a real fire hydrant connected to a water main would supply water for many days
- Currently there is direction to look into switching out the fire hydrant tops in these types of storage tank units and using a coupling type connection instead
- Council moved to accept the information