Box 242,
Crowsnest Pass, AB T0K 0E0
September 27, 2025

Mayor and Councillors,
Box 600,
Crowsnest Pass, AB T0K 0E0

Dear Mayor Painter and Councillors,

Re: Proposed Bylaw No. 1242, 2025: Land Use Bylaw Amendment

The Crowsnest Conservation Society (CCS) is "a diverse group of individuals with a passion for nature and the beautiful landscapes in the Crowsnest Pass and surrounding area. We share a strong conservation ethic." Our vision states "we work together with community partners" to ensure "private and public decisions about land development are made with the long-term needs of wildlife and sustainable community as key factors." (https://www.crowsnestconservation.ca)

We have several comments about Proposed Bylaw 1242, 2025:

1. Proposal for two new Municipal Parks in Hillcrest
2. Support for some Future Urban Development zoning
3. Conditional support for Industrial zoning
4. Limited support for Grouped Country Residential zoning

1. Proposal for two new Municipal Parks in Hillcrest

The CCS believes the property identified in this bylaw would be very suitable for the creation of two municipal parks opposite each other along the Crowsnest River, on 9th Avenue west of the current bridge. Presently, the only park in Hillcrest is the Miner's Park on both sides of the Drum Creek near the centre of the community. There are no parks on the Crowsnest River accessible to the public in Hillcrest. The Municipality could negotiate a zoning of Recreation and Open Space while the future of both properties is decided and then purchase the lands as recreational places for the community.

The land northwest of the bridge, off 9th Avenue on the access to Highway #3, is consistently used by fishermen and people enjoying the river. If it were to be rezoned Future Urban Development as proposed, the river would not be easily accessible to the public.

The land southwest of the bridge below 9th Avenue is undeveloped. If this land on the south side is also designated as a Park, it would complement the Park we are proposing on the opposite bank. Making the zoning for this southwest property Grouped Country Residential would seriously decrease public access to the Crowsnest River.

2. Support for some Future Urban Development zoning

The CCS supports the designation of the Non-Urban zoned lands adjacent to 8th Avenue, in between 8th and 9th Avenue, and adjacent to 9th Avenue, to a Future Urban Development zoning. The two larger adjacent parcels have been previously identified as likely urban growth nodes in the latest Municipal Development Plan, likely because sewer and water utilities are accessible. The strip of land between the two roads is also large enough for residential development.

We are strongly opposed to the land northwest of the 9th Avenue bridge over the Crowsnest River be used for Future Urban Development because it is perfectly situated on the river for use as a public park.

3. Conditional support for Industrial zoning

We support the designation of Industrial Zoning for the land south of the Crowsnest River between 9th Avenue and the existing sewage lagoons. That property also borders on the Hillcrest Municipal Yards and would not be suitable for residential use. We suggest that the Recreation and Open Space zoning buffer between the river and this Industrial zone be widened and no Discretionary activities be allowed to minimize the impact of these industrial activities on the Crowsnest River.

4. Limited support for Grouped Country Residential zoning

The CCS supports the designation of the smaller property north of the Crowsnest River and south of 217 Street as Grouped Country Residential. The neighbouring properties are Non-Urban zoning with single residences and it is logical to extend less dense housing in this location. We suggest that a Recreation and Open Space zoning be considered for a strip of land adjacent to the river to allow continued access of the public to the riverbank.

We are strongly opposed to the land southwest of the 9th Avenue bridge over the Crowsnest River being designated as Grouped Country Residential because it is perfectly situated on the river for use as a public park.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. We urge you to consider our suggestion of creating two public parks on opposite sides of the Crowsnest River west of the 9th Avenue bridge in Hillcrest.

Sincerely,

Brenda Davison, President, on behalf of the
Board of Directors