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. 1244, 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)

The Board of CCS has several comments about Proposed Bylaw 1244, 2025:

1. Proposal for a new Municipal Park
2. Opposition to the format of this proposed bylaw
3. Comments regarding the proposed Reduced impact Housing Zone

1. Proposal for a new Municipal Park in Coleman

The Crowsnest Conservation Society believes the property identified in this bylaw is very suitable for the creation of a municipal park along the Crowsnest River. Land close to and in between the railway and the proposed route of the Highway 3X by-pass will not be considered desirable residential property by many future home-owners.

Currently, we have a small area in east Blairmore with picnic tables adjacent to the river without much vehicle parking. The Community Trail through the municipality is alongside the river, but only for short distances. There is no public park in Coleman, Frank, Bellevue, or Hillcrest that is next to the Crowsnest River. The Municipality could purchase the land and then add some infrastructure to support this area as a gathering place for the community.

We request that you deny this application for Reduced Impact Housing zoning. The proposed property includes land next to the Crowsnest River. We are concerned about public access to the river. If the proposed zoning is adopted for this property, there must be a requirement for an extension of the Crowsnest Community Trail through this area along the river and prohibition of any structures next to or overhanging the water. We are very concerned that developer-created setbacks will be insufficient to ensure preservation of the riverbank and riparian areas.

2. Opposition to the format of this proposed bylaw

We urge you to make the creation of a new Land Use Zoning Category into its own Bylaw, separate from the first application of this new zoning. The first purpose is to create a new zoning district with the associated definitions and standards that will apply to any future application for this type of zoning. The second part of this Proposed Bylaw applies to a particular property that is suggested as the first application of this new zoning category. The inclusion of a specific tract of land in this bylaw means that property is also included in the Land Use Bylaw Zone category. Earlier this year there were problems in the Tecumseh area with the combination of a particular zoning and a particular property in the same bylaw.

3. Comments regarding the proposed Reduced impact Housing Zone

We support the creation of a new zoning category in the Land Use Bylaw to increase affordable housing opportunities in our municipality. We support clear standards and definitions for the types of homes and types of structures that will be allowed in this new zone. We support the inclusion of modular and ready-to-move structures, and the exclusion of Manufactured Homes and recreational vehicles on a temporary and permanent basis. We support the requirement of a Comprehensive Development Plan prior to approval.

We are concerned, however, that purchasers may not understand the implications of developer-created standards for setback of structures, amenities like garbage and snow-clearing, utilities (including capacity for water and electricity), and road width for both safety and maintenance.

We believe that a maximum of 50 units should be allowed on a single property zoned as Reduced Impact Housing. There is a risk of this new zoning creating ghettos of small dwelling units that are not attractive or well-maintained. If there is a requirement for owned properties to be mixed with rental units there will be less risk of rapid deterioration of properties.

Conclusion:

The Crowsnest Conservation Society appreciates the opportunity to participate in this public Hearing process. We entreat you to deny this application for Reduced Impact Housing zoning for the property mentioned within this proposed change to the Land Use Bylaw. We also implore you to consider creating a public park on that land. It would be an attraction and benefit for the existing seasonal campground users in the area, current and future residents, as well as visitors to the Crowsnest Pass.

Sincerely,

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