



**Regular Council Meeting  
Minutes**

**Tuesday, May 06, 2025**

**Council Chambers  
900 Mountain Avenue,  
Crossfield, Alberta, T0M 0S0**

**PRESENT:** Mayor Harris  
Deputy Mayor Fox  
Councillor Brennan  
Councillor Gustafson  
Councillor Knight  
Councillor Lambert

**REGRETS:** Councillor Vang

**STAFF:** Kinza Barney, CAO  
Lindsey Nash, Administrative and Legislative Services Manager (Recording Secretary)  
Russ Nash, Director of Community & Protective Services  
Steve Altena, Director of Infrastructure and Community Growth  
Amber Ouellette, Chief Finance Officer

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**1. CALL TO ORDER**

Mayor Harris called the council meeting to order at 7:02 p.m.

We would like to take this opportunity to acknowledge the traditional territories of the Indigenous peoples of the Treaty 7 territory and the Otipemisiwak (o-tey-pe-mi-si-wak) Metis Government, District 4. We respect the histories, languages, and cultures of First Nations, Metis, Inuit, and all First Peoples of Canada, whose presence continues to enrich our community.

**2. AGENDA**

2.1 May 6, 2025 Agenda

**102-2025 MOVED by Deputy Mayor Fox that the May 6, 2025, agenda be accepted as prepared.**

**CARRIED**

**3. MINUTES**

3.1 April 22, 2025 special council meeting minutes

**103-2025**

**MOVED by Councillor Lambert that the April 22, 2025 special council meeting minutes be accepted as presented.** **CARRIED**

**4. DELEGATION**

4.1 Community Links Yearly Update

**104-2025**

**MOVED by Councillor Brennan that the Community Links update be accepted as information.**

**CARRIED**

**5. PUBLIC HEARING**

5.1 Bylaw 2025 - 05 Vista Crossing Phase 5 Redesignation

Mayor Harris declared the public hearing open at 7:35 p.m.

A public hearing is being held on Bylaw No. 2025-05 Being an amending Bylaw to amend Bylaw 2018-14, the Town of Crossfield Land Use Bylaw for the redesignation of a portion of SW 35-28-5-W5M from UR (Urban Reserve District) to R-1B (Residential Single Detached Medium Lot District), R-1C (Residential Single Detached Small Parcel District) and MUN (Municipal and Institutional District). The proposed redesignation, covering ±6.482 ha (±16.017 ac).

Mayor Harris declared the public hearing for Bylaw 2025-05 open at 7:35 p.m.

Director of Infrastructure and Community Growth Steve Altena presented Bylaw 2025-05.

The application was reviewed in accordance with the Town's Municipal Development Plan (MDP), the Vista Crossing Area Structure Plan (ASP) and the *Land Use Bylaw*. The proposed development aligns the intent and policies of these documents except in one case. Policy 6.2(g) of the Vista Crossing ASP states that approval of land use redesignation will confirm that sanitary capacity is available for the redesignation area. The Town's treated effluent storage cell has reached capacity and the Town is currently unable to dispose of additional treated effluent to support development. Despite this, Administration recommends that confirmation of sanitary capacity be deferred to subdivision.

Concerns were raised on why the recommendation to move forward with Subdivision.

Director Altena confirmed that the proposal meets all other planning areas requirements; the sanitary sewer capacity is out the developer's hand and in the hands of the Town. This development has been high in the que and was applied for last summer. As we bring on sanitary capacity, this development will be the first in line to receive the sanitary capacity. Administration is working with the development in good faith and recommending to approved second and third reading of Bylaw 2025-05 Redesignation of Phae 5 and deferring the sanitary capacity to the subdivision stage.

Additional concerns were brought forward regarding what amount of the 19.8 % MR throughout the development is useable MR space and access to Knight Place.

Director Altena confirmed that 19.8% is focused on MR and looks to be a liner pathway and open area and does not appear to include the Strom pond. MR is typically dedicated to the whole development. Knight Ave will extend eventually as outlined within the Area Structure plan. The development is currently sitting at 416 lots. As per the City of Calgary Fire Access Standards, lots of 600 or more require a second

access. Knight Avenue is currently the emergency access of this area.

Mayor Harris called upon the Applicant to complete their presentation.

Senior Manager, Land Development for Dream Asset Management, Clark Piechotta spoke in favor of the redesignation and provide information on their application to redesignate.

The application appreciates Administration recommendation and agrees that the applications adhere to the overarching policies also noting the sanitary services challenges.

There are many approvals before any housing can be built, and there is a strong demand for construction of house in Crossfield.

The reason the applicant is asking for Land use today, is so Dream Developments and the Town are in the best situation to respond as quickly as possible to bring the much-needed housing on line, as soon this council deems it appreciate to do so.

A concern was raised as to when access to RR 12 occur will occur. Clark Piechotta advised that the connect to RR 12 will be in phase 9.

Mayor Harris asked three times if there was anyone present who wished to speak in favour of the Bylaw 2025-05. There were no responses.

Mayor Harris asked three times if there was anyone present who wished to speak in opposition of the Bylaw 2025-05.

Resident Ken Tiel confirmed he wishes to speak in opposition of bylaw 2025-05.

Mr. Tiel asked why we are not expanding the sanitary capacity first before granting additional development.

Director Altena confirmed as mentioned in Administrations presentation, that the sanitary capacity is to be deferred to subdivision stage. The application meets the policy requirements pertaining to redesignation. There are many other permitting requirements needed before the Subdivision stage and construction of the house. The application meets all the policy requirements. The subdivision application would be held until the sanitary capacity was available.

Mayor Harris closed the public hearing for Bylaw 2025-05 at 8:05 p.m.

## 6. **BYLAWS**

6.1 Bylaw 2025-05 - Vista Crossing Phase 5 Redesignation

### **105-2025**

**MOVED by Councillor Knight that Council directs that sanitary capacity confirmation be deferred to subdivision contrary to Policy 6.2(g) of the Vista Crossing ASP.**

**For (5): Mayor Harris, Councillor Brennan, Deputy Mayor Fox, Councillor Knight, and Councillor Lambert**

**Against (1): Councillor Gustafson**

**Absent (1): Councillor Vang**

**CARRIED (5 to 1)**

**108-2025**

**MOVED** by Councillor Brennan that Bylaw 2025-05 - Vista Crossing Phase 5 redesignation be given second reading.

**For (5):** Mayor Harris, Councillor Brennan, Deputy Mayor Fox, Councillor Knight, and Councillor Lambert

**Against (1):** Councillor Gustafson

**Absent (1):** Councillor Vang

**CARRIED (5 to 1)**

**106-2025**

**MOVED** by Councillor Lambert that Bylaw 2025-05 - Vista Crossing Phase 5 redesignation be given third and final reading with unanimous consent.

**For (5):** Mayor Harris, Councillor Brennan, Deputy Mayor Fox, Councillor Knight, and Councillor Lambert

**Against (1):** Councillor Gustafson

**Absent (1):** Councillor Vang

**CARRIED (5 to 1)**

**107-2025**

**MOVED** by Councillor Lambert that motion 106-2025 - that Bylaw 2025-05 - Vista Crossing Phase 5 redesignation be given third and final reading with unanimous consent be retracted.

**For (5):** Mayor Harris, Councillor Brennan, Deputy Mayor Fox, Councillor Knight, and Councillor Lambert

**Against (1):** Councillor Gustafson

**Absent (1):** Councillor Vang

**CARRIED (5 to 1)**

**109-2025**

**MOVED** by Councillor Lambert that Bylaw 2025-05 - Vista Crossing Phase 5 redesignation be given third and final reading.

**For (5):** Mayor Harris, Councillor Brennan, Deputy Mayor Fox, Councillor Knight, and Councillor Lambert

**Against (1):** Councillor Gustafson

**Absent (1):** Councillor Vang

**CARRIED (5 to 1)**

**7. ACTIONS AND DECISIONS**

- 7.1 Crossfield & District Recreation Board Funding Recommendation – Bike Skills/ Pump Track  
**110-2025**  
**MOVED by Councillor Gustafson that Council accept the Crossfield and District Recreation Board’s recommendation to fund the Bike Skills / Pump Track project in the amount of \$75,000.**  
**CARRIED**
- 7.2 Bike Park and Pump Track Location Report  
**111-2025**  
**MOVED by Deputy Mayor Fox That Council direct Administration to move forward with the development of the Bike Skills/Pump Track facility in Murdoch Park, contingent upon any necessary approvals from Alberta Environment and Protected Areas related to the wetland located to the west of the park.**  
**CARRIED**
- 7.3 Amery Park Community Garden Report  
**112-2025**  
**MOVED by Councillor Knight That Council direct Administration to retain the Amery Park Community Gardens on a trial basis for 2025, provided that a volunteer group of community members and/or garden users can be assembled to assist with regular maintenance duties of the facility and that the fees for the community garden be set at \$25 per plot.**  
**CARRIED**
- 113-2025**  
**MOVED by Deputy Mayor Fox that Council direct Administration to bring the Fees and Rates Bylaw back to the May 20, 2025 Council meeting with updates reflecting the addition of the Amery Park Community Gardens fee.**  
**CARRIED**
- 7.4 2025 Municipal Election required resolutions  
**114-2025**  
**MOVED by Councillor Lambert that Lindsey Nash be appointed as the Returning Officer for the 2025 Municipal Election and Jessica Ollenberger be appointed as the Substitute Returning Officer for the 2025 Municipal Election.**  
**CARRIED**
- 115-2025**  
**MOVED by Councillor Brennan that an institutional vote for the 2025 Municipal Election be held at the Rocky View Lodge and Dr. Whillans Manor on Election Day, October 20, 2025.**  
**CARRIED**
- 116-2025**  
**MOVED by Deputy Mayor Fox that the Tuesday October 21, 2025, regular Council meeting be cancelled due to the 2025 Municipal Elections on Monday, October 20, 2025.**  
**CARRIED**

## 8. COUNCILLOR'S BUSINESS

### Mayor Harris:

- Attended two Mayors Caucus meetings and 1 Executive Meeting for the Mayor Caucus in preparation for the in person meeting in Sundre. The Caucus in working on completing their Logo, and CFO's and CAO's from 3 participating municipalities, including the Town's met to creation a plan of action to request funding from the province.
- Continue to have weekly CAO meetings.
- April 27, 2025 - Attended the Figure Skating Awards night
- April 28, 2025 - Met with Minister Dreeshen to discuss the two speed limit change requests the Town has requested, along with funding for wastewater.
- April 29, 2025 - Attended the Stars of Crossfield Awards Banquet

### Deputy Mayor Fox

- April 29, 2025 - Attended the FCSS Awards in Didsbury assisting a senior volunteer to the event and networked with other Councillors in attendance at the event.

Councillor Brennan: Nothing further to report.

### Councillor Gustafson

- April 29 - Attended the Stars of Crossfield Awards Banquet

### Councillor Knight

- April 28, 2025 - Met with Minister Dreeshen to discuss the two speed limit change requests the Town has requested, along with funding for wastewater.
- Attended a Mountain View Regional Water Services Commission meeting.

Councillor Lambert: Nothing further to report.

### 117-2025

**MOVED by Councillor Lambert that the Councillor's Business be accepted as presented.**

**CARRIED**

## 9. ADMINISTRATIVE UPDATE

### 9.1 Administration Monthly Update

#### 118-2025

**MOVED by Deputy Mayor Fox that the monthly administrative update be accepted as presented.**

**CARRIED**

### 9.2 Outstanding Items List

#### 119-2025

**MOVED by Councillor Knight that the Outstanding Items Listing be accepted as presented.**

**CARRIED**

**10. CORRESPONDENCE**

10.1 Marigold Library Systems Board Update

**120-2025**

**MOVED by Councillor Lambert that the Marigold Library Systems Board Update be accepted for information.**


**CARRIED**

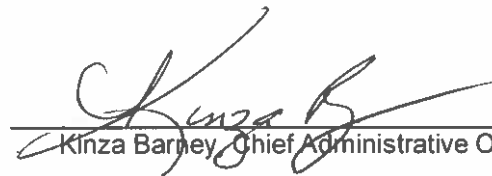
**11. ADJORN**

**121-2025**

**MOVED by Councillor Knight that the Council meeting adjourn at 9:04 p.m.**

**CARRIED**

  
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Mayor Harris

  
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Kinza Barney, Chief Administrative Officer