Coffee with Council – Division 3
Tuesday, September 17, 2026
6:00 pm
Lundbreck Hall

Attendees:

Reeve Rick Lemire, Deputy Reeve Tony Bruder, Councillors Dave Cox, John MacGarva and ~~Jim Welsch~~, CAO Roland Milligan, Public Works Manager Alan McRae, Community Peace Officer Robyn Potter and Executive Assistant Jessica McClelland.

Audience:

Approximately 10 residents from the Division 5 and 3 area

Welcome from Divisional Councillor John MacGarva

- Welcomed all to the meeting and thanked everyone for coming out.
- Introduced Councillors and MD staff.
- Reminder that the meeting is for all topics.

Highway 3 Concerns

- Highway is noticeably busier in past few years
- Major deterioration of pavement between Crowsnest Pass and Pincher Creek
- Request to Council to advocate for travellers and residents for Government to upgrade the highway and further twinning for safety
    - Council has held meetings with the Minister of Transportation, sharing similar concerns
    - Requested a future meeting during the Rural Municipalities conference
    - Suggested to residents to write letters to the Minister to express concerns
- Section at Lundbreck – can Council make it a 70km zone like Pincher Station
    - This is the jurisdiction of the Provincial Government, not Local
    - Based on traffic numbers, Highway 6 (at Pincher Station) sees a lot more traffic than the Lundbreck turnoff
    - Perhaps once the new school is built?
- Section at North Burmis – dangerous for residents turning up that road from Highway
    - Traffic count from Province shows less than 400 vehicles turning off road
    - Council has expressed safety concerns to Province regarding this section of road as well

Game fencing discussion

- Animals are getting stuck on road
- Fish and Wildlife are unable/unwilling to assist
    - Council shares concerns on fencing
    - Public and local Government were not consulted on the project
    - Tracking has shown animals are going as far as Crowsnest Lakes to cross the highway and come back
- Are there going to be more animal crossings? Suggestion of an animal overpass
    - Highway 3 is designed as a high load capacity due to the mines, can't have structures over a certain height

Pincher Creek Curling Club

- Was it a loan or a grant?

  - Agreement with the MD is that if the Curling Club received the main grant, the money would be repaid
- Will it be multipurpose? Or just a curling rink
  - Plans from the organization is to have it as a multipurpose facility
  - Floor is concrete, unlike the original building, allowing for more uses in off-season
  - Town/MD purchased interlocking flooring for sports usage, and it has been utilized in the arena for the past few summers to allow for rentals and multiple indoor sports
  - Schools are closed in summer, making rentals of gyms difficult
- Would there be a charge to rent the curling rink in off-season?
  - Yes, the club makes their own rules as it owns it, but plans are to run it like a business
  - Many classes have added curling to their physical education programs
  - Town/MD purchased the ice plant a few years ago, knowing it can be moved and used at a new location

New School proposal

  - Livingstone Range School Division has hosted a public meeting
  - New location still in discussion at Provincial level
  - Concerns around gym size, but due to student numbers the school doesn't qualify for a larger gym
  - Local group is currently fundraising to establish the funds for a larger gym
- School is only allowed so many "out of district" children, without more housing in Lundbreck, school numbers can't increase
  - MD would consider potential developments for housing, but doesn't own more land
  - Only land MD owns is currently Patton Park
  - Land for school and utilities would be at the expense of the MD

Affordable Housing

- Is MD looking to develop family housing?
  - Council aren't land developers but would be open to a developer for family housing
  - Town/MD/Cowley share the Pincher Creek Foundation, which maintains affordable housing projects in the Town
- Women's shelter has a waiting list
- Affordable housing has a waiting list
  - MD is aware of the struggles, and many communities are facing the same housing shortage
  - Discussion over what developers have done in other communities
- Is MD looking at developing more seniors facilities?
  - Crestview Lodge is presently full
  - Whispering Winds has been renting to younger people, just to fill the rooms
  - Businesses are looking for housing for workers
  - MD is seeing more applications for second houses, as people are staying on farms and aging in place

- Would MD consider tax incentive for multigenerational homes?
  - Government already has programs and tax incentive for aging in place
  - This isn't a tax issue; it's a mindset. Most families don't want to live with parents (and vice versa)
  - Facilities are available, but perhaps not affordable
  - Define "affordable"

  - Vista Village has empty rooms they started renting to staff
  - Rural Physician group has rented housing to rotate Doctors through the community for years
- Crowsnest Pass has talked about building a "Health Campus" to live and learn rural medicine
- Could have potential for new rural health care providers

  - If Grassy Mountain is approved, Lundbreck could see more development
  - Lundbreck Hamlet Study showed potential for development around the hamlet but would up to developers to make this happen; MD doesn't own land
  - Other municipalities gave tax incentives to developers to incentivize projects; MD would be willing to look at this option

Data Centre

- What is the update on CAPTUS Project?
  - Lots of misinformation online
  - MD has nothing to report, to date there is no application submitted to the MD
  - CAPTUS wants to generate power but presently doesn't have a partner to do this
  - Currently, they own 870 acres zoned heavy industrial – zoning has not changed
- Residents' concern about utilities and water
  - As soon as the MD has an application, public process would begin
  - MD made changes to Land Use Bylaw to regulate items such as light, noise and vibrations to protect the lands and be proactive
  - Windmills and Shell pay close to $4 million in taxes annually
- How much control does MD have for Data Centres?
  - MD doesn't have control over AUC (Alberta Utilities Commission)
  - MD can have more control through development process and Land Use Bylaw
  - Difference process than a windfarm
  - Current proposed project can't be the size of other areas due to infrastructure

Cutting Trees on Roadways

- Request to look at North Burmis road as some trees and brush is overgrown

Weed Control Costs

  - This would be Agricultural Services Department
  - Changes in 2026 to the program new Fieldman has only been in place for 6 months
  - Sale of weed spray was due to changes with the Province and the MD being out of line with guidelines
- Is the program worth the tax money? Seems to have a lot of staff
  - MD is legislated to take care of weeds
- Neighbors weeds causing issues, can MD assist?
  - Through a weed notice, but can't just go on private land to deal with

Rural Crime Watch

  - Community Peace Officer assisting with the Rural Crime Watch organization – next meeting on September 23
  - Actively chasing funding to allow for more signage in the community
  - Statistics show that you are 38% less likely to have issues if you have a rural crime sign visible
  - Mostly, communication has increased between neighbours
  - All enforcement agencies are involved (RCMP, Sheriffs, etc)

Coffee with Council – Division 5
Tuesday September 17, 2026

Meeting concluded at 7:37 pm.