

**FINAL MINUTES OF THE SEVENTEENTH MEETING OF THE
KANANASKIS COUNTRY INTERDEPARTMENTAL
CONSULTATIVE COMMITTEE**

**Tuesday, September 12, 2006, at 9:30 a.m.
Main Floor Boardroom
Canmore Provincial Building
800 Railway Avenue, Canmore, AB**

Present:

Co-chair: Rick Blackwood Sustainable Resource Development

Secretary: Laurie Christiansen Community Development

Members: Ray Andrews Community Development
Mike Benny Community Development
Kevin Crockett Economic Development
Sandy Fisher Infrastructure & Transportation

Absent: Roy Campbell Sustainable Resource Development
Dave Nielsen Community Development
Heather Sinton Environment
Russell Stashko Sustainable Resource Development
Daryl Wig Sustainable Resource Development

Guests: Don Cockerton Community Development
John Kerkhoven Petro-Canada (#3)
Ray Caufield Petro-Canada (#3)
Doug Olson O₂ Planning & Design (#3)
Bruce Gunn Gunn Architecture Inc. (#4)
Zrinko Amerl Fortress Mountain Resort (#4)
Brian Smythe Iris Environmental Systems Inc. (#4)
Ian Britton Community Development (#4)

- 1) Review Minutes of May 9, 2006, Meeting (All)
 - Minutes approved as written.

- 2) Review of the Agenda (All)
 - Items #5 and #6 were addressed in the time available prior to 10:00.
 - Other items will be addressed under Roundtable.

- 3) Petro-Canada Activity Plan 10:00 (J. Kerkhoven, R. Caufield, D. Olson)
 - Packages were distributed regarding each of two ongoing projects, Sullivan and Savanna, within Kananaskis Country.
 - Savanna is mainly outside of Kananaskis Country, but there are a couple of wells in the Plateau Mountain Ecological Reserve. This site was purchased from Husky Oil in 2003. Two new pools have been discovered which will see some activity in the future with a development plan, but this site is not currently at the same stage as Sullivan.
 - Sullivan is north of Highwood Junction. There are three well sites in this area that were developed around 1978. Petro-Canada became the majority owner of the site in 2005.
 - There are plans to rework three existing well sites and develop two new sites.
 - Also a trunk line will be developed to link Sullivan to Savanna and tie into the Devon line into the Coleman gas plant.
 - All approvals will be applied for early 2007, with plans for construction to be completed by May 2007 and gas out in 2008.
 - Petro-Canada has created a Stakeholders Issues Management System (SIMS) to work with various stakeholders, rather than individuals or groups having to deal with the various departments within Petro-Canada. SIMS is the one-window for various stakeholders and comments and issues are tracked and dealt with through SIMS.
 - O2 Planning & Design has been contracted to work with stakeholders and develop a criteria for determining how plans will be judged. They have developed meaningful ways of measuring the success of plans.
 - Work done to date:
 - A series of landscape-based models have been built spanning 2,500 km²
 - A conceptual analysis for routing has been developed
 - There are not many options for well pad location but there are routing options for access roads
 - Routing is still to be determined based on preliminary environmental assessments
 - All environmental issues will be taken into account and minimal disturbance is a priority

- Existing locked gates will remain in place
- No circular access routes are considered
- Access on the entire route will be controlled
- Next steps:
 - Ongoing consultation with stakeholders
 - Complete field studies
 - Incorporate stakeholder feedback, regulatory requirements, and final assessments to determine locations
- Peter Snow has been hired by Petro-Canada to address traditional land use issues with neighbouring First Nations.
- R. Andrews inquired about coordination with Spray Lakes Sawmills (SLS). Petro-Canada responded that they will work with SLS to coordinate their plans as much as possible in terms of sequencing and footprints.
- R. Blackwood stated a similar presentation was made to SRD staff and he would like the larger presentation available for distribution to KCICC. The Petro-Canada representatives present thought that it would be possible, and they will provide the larger presentation to R. Blackwood for distribution.
- **Decision: Item presented for information.**

4) Fortress Mountain **10:30** (Z. Amerl, B. Gunn, B. Smythe)

- Zrinko Amerl, Banff Rail Company, Bruce Gunn, Gunn Architecture Inc., and Brian Smythe, Iris Environmental Systems Inc. presented the long term vision for Fortress Mountain Resort. Handouts were distributed to all outlining the building plans for the period 2006 through 2011.
- The first step is to erect a temporary day lodge, which will serve day visitors, at the base of the Canadian chairlift. This “tent” building will house: lift sales, cafeteria for day users, rental shop, ski school, ski patrol day care, and restrooms. As soon as this building has been erected, the old ski school building can be demolished and that site cleaned up and reclaimed.
- Adjacent to the temporary “tent” structure, a new permanent day lodge for day users is proposed. This proposed building will be completed within the next five years. Once this building is completed, the tent building will be relocated to the sewage lagoon area as a maintenance storage building.
- The existing day lodge refurbishment will see the lodge utilized again for 2006/07 to accommodate overnight guests and food services for those guests.

- Construction of an additional three chalet buildings and one team room, as originally approved, is pending an extension of Ministerial approval. This phase will also be completed by the end of 2011. Although the footprint of the chalet buildings won't be altered, the interior will be redesigned to better meet the needs of guests and make better use of the space available.
- On-site overnight accommodation is planned for 400 to 450 guests, depending on occupancy permits.
- When asked about the current lodge, Mr. Amerl responded that maintenance there is complete and it is ready for use. The old ski school building will be demolished as soon as the temporary tent structure is approved and established.
- M. Benny inquired about the status of the snowmaking system. Mr. Amerl responded that the existing snowmaking system will be utilized with more efficient snow guns. Some piping may need to be replaced. Snowmaking only takes place in high-traffic areas and in the early season.
- I. Britton asked what permits will be applied for by Fortress. Mr. Amerl responded that if an extension is granted regarding the chalets, a Development Permit will be applied for construction of the new buildings. A Development Permit and Building Permit will be applied for in order to construct the Sprung structure for the 2006/07 ski season. A demolition permit will be applied for to remove the old ski school building, once the Sprung structure is in place.
- S. Fisher asked how long the Sprung structure would be utilized. Mr. Amerl suggested five years – until the new day lodge is constructed.
- I. Britton stated that Safety Codes inspections are required for all systems before opening to the public. Mr. Amerl stated he has used Superior Safety Codes for inspections. Calgary Health Region will be inspecting regarding the public health issues, and Huw Jefferies will be inspecting the fire systems. The dumbwaiter inspection was done by the same company that services the chair lifts, in conjunction with that service work.
- **Decision: R. Blackwood and M. Benny to draft a reply to Mr. Amerl.**

5) Peter Lougheed/Spray Management Plan: Implementation (D. Cockerton)

- Implementation items for consideration include future of MS Camp, expansion of Mt. Engadine Lodge, and routing of the Trans Canada Trail.
- MS Camp – an internal assessment will determine if government has a need for the facility, if not, then other uses will be looked at.
- Mt. Engadine Lodge – a development permit application was reviewed for changes within the Lodge, but nothing has been received regarding a Lodge expansion.
- Trans Canada Trail (TCT) – the Plan states that this could be considered via Spray/Smith Dorrien valleys, but the government is not taking the initiative on this item. Nothing has been received from the TCT folks.
- **Decision: Item presented for information.**

- 6) Draft Terms of Reference – KC PRA’s Management Plan (D. Cockerton)
- The Sheep Management Plan has been released for public review and comments. This will come back to KCICC in November.
 - Now it is time to start working on the next project which is a management plan for the 42 provincial recreation areas (PRAs) within Kananaskis Country, encompassing the Jumpingpound, Elbow, and Highwood areas.
 - Generally the PRAs are in the immediate vicinity of a campground and fall under the Provincial Parks Act.
 - Issues regarding preservation and sensitive species are less in these areas than those that had to be addressed regarding the Evan Thomas PRA.
 - Existing facilities and the possibility of additional fixed roof accommodations, wildlife, and other natural values all need to be addressed within the plan.
 - Suggestions:
 - One general plan be developed as a starting point and fine tune to address specifics of the 42 PRAs
 - The plan needs to be based on zones or watershed to narrow the focus
 - Could start with three initial areas: Sibbald, Elbow, and Highwood
 - SRD will work with CD to address motorcycle and OHV issues
 - Need to address the original intent of McLean Creek in terms of OHV use.
 - **Decision: Item presented for Information. Comments and delegation of staff to the planning team is requested for September 30/06.**

PUBLIC MEETING:

7) Roundtable

B. Atwell

- This is Bruce’s last meeting as he is retiring. Ralph Rolston is his alternate but whether or not he will be the designated replacement has not yet been determined.
- All congratulated Bruce on his retirement and thanked him for his commitment to KCICC over the years.

- 8) Next Meeting: November 21, 2006
- NOTE: This is a change from the regular schedule, but November 14, 2006, does not work for the majority of the committee members

Minutes approved by:

Dave Nielsen, Co-Chair, KCICC

Rick Blackwood, Co-Chair, KCICC

Next Meeting
Tuesday, November 21, 2006, at 9:30 a.m.
Main Floor Boardroom
Canmore Provincial Building
800 Railway Avenue, Canmore, Alberta