



**AGENDA**  
**TOWN OF PINCHER CREEK,**  
**COMMITTEE OF THE WHOLE**  
**THURSDAY, April 1, 2010 AT 8:00 A.M.**  
**Council Chambers, Town Hall**  
**962 St. John Avenue**

1. **Call to Order**
2. **Agenda Approval**
3. **Presentation on Lebel Mansion by Linde Farley, – 8:15AM**
4. **Presentation “Conquering Cancer” by Glen Mitchell - 9:00AM**
5. **Discussions and Review on the Light Industrial District Land Use District, I-2**
6. **2011 Trade Show Participation**
7. **Arena Spectator Conduct**
8. **Adjournment**

# Allied Arts Council of pincher creek

BOX 2434 696 Kettles Street Pincher Creek, AB T0K 1W0 [lebelpc@telusplanet.net](mailto:lebelpc@telusplanet.net) 403.627.5272  
[www.pinchercreekarts.com](http://www.pinchercreekarts.com)

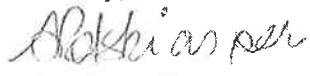
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Town of Pincher Creek

Town of Pincher Creek  
Box 159  
Pincher Creek, AB  
T0K 1W0

Attention: Laurie Wilgosh

Further to our meeting on July 15, 2009, please find enclosed information for your review. I would like to set an appointment for the next available meeting of the committee of the whole to discuss this matter.

Sincerely,



L Freebairn Farley  
Director  
Allied Arts Council of Pincher Creek

C.c. Diane Burt Stuckey

**Thank you for the meeting on July 15th /09.**

The Allied Arts Council representative, Linde Farley, Town Manager Laurie Wilgosh, and Diane Burt- Stuckey reviewed the consultant's (AECOM) report on Town of Pincher Creek Facility Master Plan concerning the Lebel Mansion. It was agreed that L. Farley would investigate and present factual numbers regarding some of the opinions that were presented as facts in the report. The goal on the part of the Allied Arts Council is to make sure that the Town Council has factual information when they are creating policies that affect the future of our Community and the Lebel Mansion. We look forward to the ongoing support of the Town of Pincher Creek.

Pages 57-63 of the report deal specifically with the Lebel Mansion.

We feel that this report had a certain point of view that was more opinion-based than factual information. The Allied Arts was not contacted by AECOM for an interview or walk-through of the facility. Anyone of our six board directors would have enjoyed the opportunity to share this historical building with the consultants. Our acting President, Janet Costa, is planning a walk through with Laurie Wilgosh this fall. We offer this summary as an addendum to the report by AECOM.

*=Report: 5.2.12.3 Site Use and Description pg: 58*

*The original entrance stairs from the street have been closed off due to disrepair and a new timber stairway has been developed from a small asphalt parking lot (five vehicles) off Kettles Street.*

Change to: pg: 58- Site Use and Description: The original entrance stairs from the street have been closed off and access via a new cement staircase has been created to the parking lot of (six vehicles) off Kettles Street as traffic patterns have changed over the history of the building. Across the street on Kettles Street is parking for (eight vehicles) to the North and across the street to the South is parking for (six vehicles). A second, larger gravel parking lot off Schofield Street provides spaces for (twelve vehicles). On the main road by St Mike's Church another (twenty parking spots) are open for use. For a total of 52 parking spots for the Lebel.

*=Report. 1955-The current pottery studio was added as laundry facility, later physiotherapy department.*

Change to: -1955- The current pottery studio was added where laundry facilities and the physiotherapy department had been in the old hospital.

*= Report: pg 59*

*An elevator intended for the new addition had not been installed at the time of inspection in 2008. Further work, Phase III, is intended to improve site works, including retaining wall reinforcement, repair of sidewalks and fencing; parking lot upgrades and curbing, and grading and planting.*

Change to: pg 59-An elevator was planned for the SE corner of the building. The Allied Arts has been putting money in a special account for a new elevator. Estimated cost is \$100,000. The future plans of the building will have an impact on following through with this. Phase III is intended to improve the Site Works, including the front retaining wall, repairs of sidewalks and fencing.

*=Report pg: 60*

*The overall upgrading cost estimates was approximately \$1,591,840.00 in 2001*

Change to: pg 60- The overall upgrading cost estimates included an elevator and an elaborate addition for an extra set of stairs as an inside fire escape. This addition was

scaled down and is in place. Bringing the building up to code became the priority and replacing the boiler system was necessary before the renovation was complete. \$50,000 was raised by the Allied Arts Council to complete that phase of the renovation. The Arts Council continues to upgrade the inside of the building with fresh paint in all the corridors and public spaces.

#### *=Report 5.2 12.4 Staff and User Comments*

*The Lebel Mansion is owned by the Town of Pincher Creek but leased by the Pincher Creek Allied Arts Council, which is responsible for the management, preservation and restoration of the building. It functions as a multi-use space for a variety of arts groups, including pottery, painting and quilting groups. The mansion also accommodates NGO offices, such as Castle Crown Wilderness Coalition and small professional offices, as well as beef producer and wind energy company. The Allied Arts Council has a five year lease and is responsible for keeping up the building and maintenance of all "equipment, tool and furniture, including plumbing/ fixtures (but not pipes), lighting bulbs/fixtures (but not wiring) pottery room heaters.." The Arts Council developed a three-year building improvement and restoration plan in conjunction with the Town and Alberta Historic Sites Service.*

*The historical designation applies only to the outside architecture; the interior spaces can be modified.*

*The facility has liabilities and there is a question as to whether the town should continue to support it especially since a number of uses are private.*

Change to:-Organization and Funding: The Lebel Mansion is owned by the Town of Pincher Creek but leased by the Allied Arts Council, which is responsible for the management, preservation and restoration for the building. It functions as a multi-use space for a variety of arts groups, children's Art, Accidental Artists Club, Yoga, Tai Chi, Stamp Club, studio space for inventors, artists and film artists. Non Profit Organizations: Canadian Mental Health, Livingstone Landowners, Castle Crown Wilderness Coalition, Lebel House Quilters Guild and the Allied Arts Council of Pincher Creek. 55% is used as private offices and 45% is non- profit offices.

Numbers of People participating in Allied Arts sponsored programs

In 2008: total 2369

Movies #919

Classes#120

Gallery#415

Gift Shop #415

Christmas Market #500

In 2007: total 2333

Movies #575

Classes #120

Gallery #546

Art Shop #546

Christmas Market #500

As of July 29 our public participation for 2009 is total 1,450 with August, Sept, Oct, Nov and Dec numbers in with tourists, classes, movies, markets to come.

Movies #560

Classes #284

Gallery #444

Art Shop #444

Non-profit renters: 4/16=25%, include: Livingstone Landowners, Castle Crown Wilderness Coalition, Lebel House Quilters Guild, Canadian Mental Health

For-Profit profit renters: 6/16= 37.5%, include: Nitro Grow, Direct Reimbursements Ass, Diamond Willow Organic Beef Producers, Maureen Howard Psychologist, Craig Roy Law office, Wind Energy Inc.

\*\*\*\*\*The rest is public space and Allied Arts\*\*\*\*\*

Change to: The building has recently been upgraded with fire escape stairwell to meet Code. An elevator was planned for the 3rd phase not the 2nd phase. An elevator shaft and tower are currently in place. The SE corner foundation was upgraded to accommodate this addition.

*=Report: Additional parking would be desirable at certain times.*

Change to: Parking: the front beside the Lebel on the E has 6 lots, back parking is 12, on the W in front of St. Mikes is 10 and on the street to the E is another 10 plus across the street to the North 8 and across the street to the South. Total of 52. At no time has parking been a problem.

*=Report: Interpretive signage or other on-site information is needed to describe the building's historical significance to the Town.*

Change to: The Allied Arts has a Tourist Guide Booklet designed as a self guided tour for the inside of the building, and is available in the AAC office.

*=Report pg 62 5.2.12.6 Allied Arts Council funding for improvements since 1984: \$334,053.00 (of which \$51,987 was received from the Town of Pincher Creek).*

Change to: Allied Arts Council received Grants from the Town in 2006-\$2,500, in 2007-\$2,500, in 2008-\$3,000 plus\*\*water, snow removal, taxes, and maintenance support.

In 2005, there was a Legacy Grant of \$400,000; matching funds were raised by the Allied Arts to \$50,000.

Grants that we receive are from the Alberta Foundation for the Arts, the M.D. of Pincher Creek, and the Town of Pincher Creek.

*=Report 5.2 12.7 Future Plans The future of the Lebel Mansion is dependent on the Town's commitment to providing subsidized space for the arts groups.*

Change to: The future of the Lebel Mansion is dependent on the Town's commitment to the 2,300 residents that use and participate in the multiple functions presented and created by the Allied Arts Council, a volunteer organization with 86 members and family memberships and serving the community for 28 incorporated years.

In a cost comparison of rental property in the town of Pincher Creek our rental rates are on par with the average in other office spaces.

*=Report: Staff*

*There is an administrative staff member for the Allied Arts Council on part time.*

Change to:

Staff: There is an administrative manager hired for 32 hrs. a week and a Communications Director hired for 8 hours a week, making the position full time. A summer student is hired for 2 months every year.

In the year 2008, 2150 volunteer hours were logged; in 2007, 3000 volunteer hours were logged. We currently have a Katimavik participant.

*=Report: Issues: interior spaces have experienced a wide range of tenant upgrading some very professional and some somewhat makeshift.*

Change to: Issues/Values/Considerations:

Interior spaces have experienced a wide of upgrades by the Town of Pincher Creek and the Allied Arts Council. Over the past several summers, inside hallways and corridors have been upgraded and painted with historic colors, giving a fresh clean appearance. The offices are privately painted and upgraded, with prior approval by the AAC.

*=Report: Soundproofing is a concern. Carpeting floors would help reduce sound transmission*

Change to: Soundproofing is not a concern. Carpeting is used by the second floor renters. No complaints have been brought to our attention.

*=Report: The building has recently been upgraded with a fire escape stairwell to meet Code. An elevator intended to be installed in the tower at the southeast corner was not installed due to lack of funds.*

## -5.2 12.8 Recommendations/ Options

The Lebel Mansion, with management by the Allied Arts Council of Pincher Creek and its active board of 6 directors and full time administrator, provides an historical landmark facility that addresses a broad spectrum of community needs for Pincher Creek and area.



March 10, 2010

TOWN of PINCHER CREEK  
Town Council

Attention: Laurie Wilgosh  
Regarding: Conquer Cancer Challenge 2010

Hello Laurie,

Thank you for taking the time to consider my request. I would like to meet with Town Council to promote the Conquer Cancer Challenge 2010 in the Pincher Creek area. This is a very important cause that affects many people of all ages at any time.

I am looking for community promotion as well as financial donations to exceed my goal of \$2500.00 for this cause. June 26 & 27, 2010 thousands of riders will cycle 200 km to raise money in support of Cancer research to help end this devastating life challenge for many people.

I look forward to the opportunity to meet Town Council on April 1<sup>st</sup> for consideration of this cause.

Respectfully,

Glen Mitchell  
Pincher Creek Manager  
Flint Field Services Ltd.

# 2010 ALBERTA DONATION FORM



## THE RIDE TO CONQUER CANCER

BENEFITING THE ALBERTA CANCER FOUNDATION

Please mail this form with your donation to:  
The Alberta Cancer Foundation - The Ride to Conquer Cancer  
PO Box 658, STN M, Calgary, AB T2P 2J3  
Or donate online at [conquercancer.ca](http://conquercancer.ca)

- Mail donations to the address above. Do not send donations to The Ride to Conquer Cancer® office.
- Each cheque must come with its own donation form.
- All donations will be credited in Canadian dollars. We cannot accept cash donations.
- All donations are 100% tax deductible, and are non-refundable and non-transferable.
- If you donate \$10 or more, you will receive a tax receipt in the mail.
- Ask your company if they provide matching gifts for donations.
- Do not alter form. Doing so will cause a delay or return of the donation.

Glen Mitchell

140967-1

Name of Participant You're Sponsoring

Participant ID Number

For more information about the Alberta Cancer Foundation, please visit [cancerboard.ab.ca](http://cancerboard.ab.ca).

To register, or for more information about The Ride to Conquer Cancer, please visit [conquercancer.ca](http://conquercancer.ca) or call us at (888) 624-BIKE (2453).

**Privacy Notice:**  
The Ride to Conquer Cancer respects your privacy. We do not trade, rent or sell the names of our valued supporters. You may opt out of our mailing list at any time by contacting (888) 624-BIKE (2453) or [albertaguldes@conquercancer.ca](mailto:albertaguldes@conquercancer.ca).

### A. PRINT YOUR NAME CLEARLY, AS YOU WISH IT TO APPEAR ON YOUR TAX RECEIPT

First Name										Last Name									
Company Name (For business donations only)																			
Suite/Apt. No.					Mailing Address														
City					Province/State										Postal Code/ZIP				
Phone (Mandatory for credit card payments)										Email Address (To receive tax receipt by email)									

No, I would not like to receive periodic updates (i.e., newsletters, annual reports) about advances in cancer at the Alberta Cancer Foundation.

### B. CHOOSE YOUR LEVEL OF DONATION

We're grateful for anything you can give. Every dollar counts in the fight to save lives!

- Honourary Rider**..... \$ 2,500     **Explorer**..... \$ 500  
 **Crusader**..... \$ 1,500     **Roadie**..... \$ 250  
 **Speedster**..... \$ 1,000     **Free Wheeler**..... \$ \_\_\_\_\_ (any amount)

- Paid in Full**  
 **Payment Over Time**  
 \_\_\_\_\_ monthly payments  
 of \$ \_\_\_\_\_ (amount)  
 (Monthly payments must be \$25 or higher and cannot extend beyond Dec. 31, 2010.)

- Check this box if you prefer not to show the amount of your gift on the participant's Honour Roll.  
 Check this box if you do not want your name to appear on The Ride to Conquer Cancer website.  
 Please enter your name or message as you would like it to appear on the participant's Honour Roll.



### C. TWO EASY PAYMENT OPTIONS

Credit card only for monthly payments over time.

- 1. Personal Cheque** (Single payment in full. We cannot accept monthly payments over time with cheques.)  
Please make cheques payable to: **The Ride to Conquer Cancer**  
Please include participant name and participant number on all cheques. All donations will be credited in Canadian dollars.
- 2. Credit Card** (Single payment or monthly payments)     Visa     MasterCard     Amex

Card Number										Exp. Date									
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**IMPORTANT:** Your monthly statement(s) will read The Ride to Conquer Cancer. Payments commence immediately upon the processing of this form by the donation office. Donations are non-refundable and non-transferable. All donations will be charged in Canadian dollars.

Signature										Date									
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# Town of Pincher Creek

## Request for Decision

Item no. ...5

**DATE:** April 1, 2010

**SUBJECT/TOPIC:** Review of the Light Industrial District, 1-2

**PURPOSE:**

To review and consider 'Retail businesses' as discretionary use in the Light Industrial Land Use District.

**RECOMMENDATION:**

That the COTW recommend that the Town of Pincher Creek Council provide administration with further direction.

**BACKGROUND/HISTORY:**

The Light Industrial land use district was set to accommodate light industrial and other comparable development in those areas of the Town that are considered Suitable, while prohibiting noxious uses. Permitted Uses of industries in the area includes, accessory buildings and uses, auto sales, construction trade shop, machinery equipment and lumber and building supplies. Discretionary uses includes bulk fuel storage and sale, lounges and beverage rooms, recycling facilities and retail uses ancillary to industrial or warehousing uses.

**ALTERNATIVES:**

That the COTW advise Council to keep the status quo with no changes to usage of the Light Industrial Land Use District.

**IMPLICATIONS/SUPPORT OF PAST STUDIES OR PLANS:**

**FINANCIAL IMPLICATIONS:**

Extending the uses of the Light Industrial Land Use District to include retail businesses will increase the economic activities in the area and generate more employable businesses and Taxes to the Town.

**PUBLIC RELATIONS IMPLICATIONS:**

**ATTACHMENTS:**

**- Extract from the Pincher Creek Land Use Bylaw No. 1547**

**CONCLUSION/SUMMARY:**

**That the COTW recommend that the Town of Pincher Creek Council provide administration with further direction.**

**Signatures: Department Head:** \_\_\_\_\_

**CAO:** \_\_\_\_\_