



COUNCIL MEETING MINUTES

Tuesday, October 31, 2023
9:00 AM

Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present:	Deputy Reeve D. Kochan Councillor G. Boehlke Councillor K. Hanson Councillor S. Samra Councillor A. Schule (left meeting at 1:05 p.m.) Councillor S. Wright
Absent:	Reeve C. Kissel
Also Present:	R. McDonald, Interim Chief Administrative Officer M. Boscariol, Executive Director, Community Services B. Riemann, Executive Director, Operations K. Robinson, Executive Director, Corporate Services A. Zaluski, Director, Legislative and Intergovernmental Services D. Lang, Manager, Recreation, Parks & Community Support L. Wesley, Manager, Enforcement Services L. Cox, Supervisor, Planning J. Rebello, Supervisor, Planning A. Chell, Planner, Planning M. Dollmaier, Planner, Planning G. Rafih, Community Services Coordinator, Recreation, Parks & Community Support C. Shelton, Planner, Planning M. Mitton, A/Lead Legislative Officer, Legislative and Intergovernmental Services K. Tuff, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Deputy Reeve assumed the Chair and called the meeting to order at 9:05 a.m. with all members present, with the exception of Reeve Kissel who did not attend the meeting.

B Updates/Approval of Agenda

MOVED by Councillor Wright that the October 31, 2023 Council meeting agenda be accepted as presented.

Carried



C-1 October 17, 2023 Organizational Meeting Minutes

C-2 October 17, 2023 Council Meeting Minutes

MOVED by Councillor Samra that the October 17, 2023 Organizational Meeting minutes be approved as adopted.

Carried

MOVED by Councillor Samra that the October 17, 2023 Council Meeting minutes be approved as adopted.

Carried

**D-1 Division 3 - Bylaw C-8410-2023 and Bylaw C-8411-2023 – Cochrane Lake Neighbourhood 'C' (Local Plan & Redesignation Item: Residential)
File: PL20220070 and PL20220071 (06822002/05/06/07/11/20)**

MOVED by Councillor Boehlke that the public hearing for item D-1 be opened at 9:05 a.m.

Carried

MOVED by Councillor Wright that the late public submission for item D-1 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.

Carried

Person(s) who presented: Asad Niazi, on behalf of the Owner
Kathy Oberg, on behalf of the Applicant
Lauren Lambert, on behalf of the Applicant
Fred Schickedanz, on behalf of the Owner
Bruce Nelligan, on behalf of the Applicant

MOVED by Councillor Wright that the Applicant be allowed to speak for an additional 5 minutes in accordance with section 196(2) of the *Procedure Bylaw*.

Carried

Councillor Boehlke left the meeting at 10:12 a.m. and returned to the meeting at 10:14 a.m.

The Chair called for a recess at 10:40 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present.

Person(s) who presented in support: Keep Sekhon

Person(s) who presented in opposition: Holger Reusch

Person(s) who presented in rebuttal: Lauren Lambert, on behalf of the Applicant
Kathy Oberg, on behalf of the Applicant
Asad Niazi, on behalf of the Owner

MOVED by Councillor Boehlke that the public hearing for item D-1 be closed at 11:08 a.m.

Carried



Main Motion

MOVED by Councillor Boehlke that applications PL20220070 and PL20220071 be referred back to Administration to amend the Cochrane Lake Neighbourhood 'C' Conceptual Scheme to include no more than 6 net units per acre and any other amendments as recommended by Administration.

Amending Motion

MOVED by Councillor Wright that the main motion be amended as follows:

THAT applications PL20220070 and PL20220071 be referred back to Administration to amend the Cochrane Lake Neighbourhood 'C' Conceptual Scheme to include no more than 6 net units per acre, **excluding lands designated as Municipal Reserve, Environmental Reserve and Public Utility Lot**, and any other amendments as recommended by Administration.

Carried

The Chair then called for a vote on the main motion as amended.

Main Motion as Amended

MOVED by Councillor Boehlke that applications PL20220070 and PL20220071 be referred back to Administration to amend the Cochrane Lake Neighbourhood 'C' Conceptual Scheme to include no more than 6 net units per acre, excluding lands designated as Municipal Reserve, Environmental Reserve and Public Utility Lot, and any other amendments as recommended by Administration.

Carried

The Chair called for a recess at 11:21 a.m. and called the meeting back to order at 11:26 a.m. with all previously mentioned members present.

D-2 Division 4 - Bylaw C-8347-2023 - Redesignation Item: Agricultural
File: PL20220153 (08814007)

MOVED by Councillor Wright that the public hearing for item D-2 be opened at 11:26 a.m.

Carried

Person(s) who presented:	Jill and Daniel Beniuk, the Applicants Brittany Kereliuk and Tyler Sanez, on behalf of the Applicants
--------------------------	--

Person(s) who presented in support:	None
-------------------------------------	------

Person(s) who presented in opposition:	None
--	------

Person(s) who presented in rebuttal:	None
--------------------------------------	------

MOVED by Councillor Wright that the public hearing for item D-2 be closed at 11:50 a.m.

Carried



MOVED by Councillor Wright that Council is of the opinion that application PL20220153 aligns with the intent and policy of section 8.0 (Agriculture) of the County Plan;

AND THAT Bylaw C-8347-2022 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-8347-2022 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-8347-2022 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-8347-2022 be given third and final reading.

Carried

D-3 Division 3 - Bylaw C-8444-2023 – Direct Control Amendment Item: Residential
File: PL20230038 (10013299)

MOVED by Councillor Boehlke that the public hearing for item D-3 be opened at 11:53 a.m.

Carried

Person(s) who presented: None

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Person(s) who presented in rebuttal: None

MOVED by Councillor Wright that the public hearing for item D-3 be closed at 11:58 a.m.

Carried

MOVED by Councillor Wright that Bylaw C-8444-2023 be given first reading.

Carried

MOVED by Councillor Samra that Bylaw C-8444-2023 be given second reading.

Carried

MOVED by Councillor Samra that Bylaw C-8444-2023 be considered for third reading.

Carried

MOVED by Councillor Samra that Bylaw C-8444-2023 be given third reading.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:05 p.m. with all previously mentioned members present, with the exception of Councillor Schule who did not return to the meeting.



D-4 All Divisions - Bylaw C-8451-2023 – Land Use Bylaw Amendments – Business, Live-Work District
File: 1013-137

MOVED by Councillor Boehlke that the public hearing for item D-4 be opened at 1:05 p.m.

Carried

Absent: Councillor Schule

Person(s) who presented: Justin Rebello, for the Applicant (Rocky View County)

MOVED by Councillor Wright that the late public submissions for item D-4 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.

Carried

Absent: Councillor Schule

Person(s) who presented in support: Debra Giberson
Davinder Sehrai
Rick Feddema
Randal Dean, on behalf of Steven Kendall, Sam
Hamzeh, and Zoulfikar Hammoud
Jagdeep Singh Shergill

Person(s) who presented in opposition: None

Person(s) who presented in rebuttal: None

MOVED by Councillor Samra that the public hearing for item D-4 be closed at 1:36 p.m.

Carried

Absent: Councillor Schule

The Chair called for a recess at 1:53 p.m. and called the meeting back to order at 2:11 p.m. with all previously mentioned members present.

Main Motion

MOVED by Councillor Samra that Amendment #1 of Schedule 'A' of Bylaw C-8451-2023 be amended to add section 394(c) as follows:

Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect and prior to Dec 31, 2026.



Amending Motion

MOVED by Councillor Wright that the main motion be amended as follows:

That Amendment #1 of Schedule 'A' of Bylaw C-8451-2023 be amended to add section 394(c) as follows:

Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect ~~and prior to Dec 31, 2026.~~

Carried
Absent: Councillor Schule

The Chair then called for a vote on the main motion as amended.

Main Motion as Amended

MOVED by Councillor Samra that Amendment #1 of Schedule 'A' of Bylaw C-8451-2023 be amended to add section 394(c) as follows:

Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8451-2023 be given first reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8451-2023 be given second reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8451-2023 be considered for third reading, as amended.

Carried
Absent: Councillor Schule



MOVED by Councillor Samra that Bylaw C-8451-2023 be given third and final reading, as amended.

Carried
Absent: Councillor Schule

D-5 All Divisions - Bylaw C-8452-2023 – Land Use Bylaw Amendments – Special Function Business Use
File: 1013-137

MOVED by Councillor Wright that the public hearing for item D-5 be opened at 2:20 p.m.

Carried
Absent: Councillor Schule

Person(s) who presented: Justin Rebello, for the Applicant (Rocky View County)

MOVED by Councillor Wright that the late public submissions for item D-5 be received and distributed to Council in accordance with section 185 of the *Procedure Bylaw*.

Carried
Absent: Schule

Person(s) who presented in support: None

Person(s) who presented in opposition: Karli Patterson
Lindsay Sinclair

Person(s) who presented in rebuttal: None

MOVED by Councillor Hanson that the public hearing for item D-5 be closed at 3:01 p.m.

Carried
Absent: Councillor Schule

The Chair called for a recess at 3:01 p.m. and called the meeting back to order at 3:09 with all previously mentioned members present.

MOVED by Councillor Hanson that section 156.1(a) of Amendment #1 of Schedule A of Bylaw C-8452-2023 be amended as follows:

- a) A Development Permit application proposing a new Special Function Business shall not be ~~approved~~ **accepted** upon amending Bylaw C-8452-2023 coming into full force and effect.

Carried
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8452-2023 be given first reading, as amended.

Carried
Absent: Councillor Schule





H-1 Division 6 - Subdivision Item - Residential
File: PL20230022 (02323007)

MOVED by Councillor Samra that application PL20230022 be approved with the conditions noted in Attachment F.

- A. THAT the application to create a ± 2.43 hectare (± 6.00 acre) parcel with a ± 58.27 hectare (± 144.00 acre) remainder within NW-23-22-28-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 9 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (Country Plan), and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. THAT the Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District. The following shall be provided:
 - a) A Plan of Survey, including the Application number (PL20230022) and Roll number (02323007) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
 - d) The Owner shall dedicate, by Plan of Survey, a 5.0 m wide strip of land for road widening along the northern boundary of proposed Lots 1 and 2, and the entire western boundary of proposed Lot 2.



Municipal Reserve

- 2) The provision of Municipal Reserve, in the amount of 10% of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report prepared by Weleschuk Associates Ltd., dated July 21, 2023, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments

- 3) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new Lot.

Taxes

- 4) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried
Absent: Councillor Schule

F-1 All Divisions – Community Recreation and Culture Grant Program Policy C-317 File: N/A

MOVED by Councillor Samra that Policy C-317 *Community Recreation and Culture Grant Program* be approved as presented in Attachment A.

Carried
Absent: Councillor Schule

J-1 All Divisions - Councillor Samra and Councillor Wright – Secondary Approach and Commercial Vehicle Parking Issues in Direct Control District 120 File: N/A

Notice of Motion: To be read at the October 31, 2023 Council meeting
To be debated at the November 14, 2023 Council meeting

Title: Secondary Approach and Commercial Vehicle Parking Issues in Direct Control District 120

Presented by: Councillor Samra, Division 6
Councillor Wright, Division 4



- WHEREAS Rocky View County's Servicing Standards generally allow for the construction of secondary accesses throughout the County on a case-by-case basis;
- AND WHEREAS Direct Control Bylaw C-6402-2006 does not regulate the construction or use of secondary approaches specifically within Direct Control District 120;
- AND WHEREAS secondary approaches are being constructed in accordance with the County's Servicing Standards but their use has become a safety and nuisance concern to residents within Direct Control District 120;
- AND WHEREAS it is now desirable to amend Direct Control Bylaw C-6402-2006 to prohibit the construction of future secondary approaches and limit the use of secondary approaches within Direct Control District 120;
- AND WHEREAS Rocky View County's Roads and Transportation Bylaw C-5775-2003 allows vehicles, including commercial vehicles, to be parked on roads throughout the County for 72 hours;
- AND WHEREAS commercial vehicles are being parked overnight on roads within Direct Control District 120 but the roads within Direct Control District 120 are narrow and the parking of commercial vehicles on them has become a safety and nuisance concerns to residents;
- AND WHEREAS it is now desirable to amend Roads and Transportation Bylaw C-5775-2003 to prohibit the overnight parking of commercial vehicles on roads within Direct Control District 120.
- THEREFORE BE IT RESOLVED THAT Administration be directed to prepare amendments to Direct Control Bylaw C-6402-2006 to prohibit the construction of future secondary approaches within Direct Control District 120;
- AND THAT Administration be directed to prepare amendments to Direct Control Bylaw C-6402-2006 to prohibit the use of secondary approaches for the storage and parking of commercial vehicles within Direct Control District 120;
- AND THAT Administration be directed to prepare amendments to Roads and Transportation Bylaw C-5775-2003 to prohibit the overnight parking of commercial vehicles on roads within Direct Control District 120.



K ADJOURN THE MEETING

MOVED by Councillor Samra that the October 31, 2023 Council Meeting be adjourned at 3:58 p.m.

Carried
Absent: Councillor Schule

Reeve or Deputy Reeve

Chief Administrative Officer or designate