



## **COUNCIL MEETING MINUTES**

Tuesday, January 21, 2025

9:00 AM

Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

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**Present:** Reeve C. Kissel  
Deputy Reeve D. Kochan  
Councillor G. Boehlke (participated electronically during closed sessions only)  
Councillor K. Hanson  
Councillor S. Samra  
Councillor A. Schule (left the meeting at 12:07 p.m. and did not return)  
Councillor S. Wright

**Also Present:** R. McCullough, Chief Administrative Officer  
B. Riemann, Chief Operating Officer, Infrastructure Services  
I. Agbonkhese, A/Executive Director, Financial Services  
B. Beach, A/Executive Director, Community Services  
A. Zaluski, A/Executive Director, Corporate Services  
J. Lee, Manager, Capital and Engineering Services  
T. Andreasen, A/Manager, Legislative Services  
L. Cox, Planning and Development Supervisor, Planning  
B. Mulrooney, Supervisor, Capital and Engineering Services  
A. Wilson, Supervisor Taxation and Receivables, Financial Services  
T. Naji, Community Services Coordinator, Recreation and Community Support  
O. Newmen, Senior Planner, Planning  
M. Nolan, Planner 1, Planning  
G. Rafih, Community Services Coordinator, Recreation and Community Support  
C. Shelton, Planner 1, Planning  
M. Nakonechny, Legislative Officer, Legislative Services

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### **A Call Meeting to Order**

The Chair called the meeting to order at 9:03 a.m.

Councillor Boehlke was not present when the meeting was called to order.

### **B Updates/Approval of Agenda**

MOVED by Deputy Reeve Kochan that the January 21, 2025 Council meeting agenda be approved as presented.

Carried  
Absent: Councillor Boehlke



**C-1 January 7, 2025 Council Meeting Minutes**

MOVED by Councillor Samra that the January 7, 2025 Council Meeting minutes be amended as follows:

- Correct misspelling of A/Executive Director, Community Services, B. Beach's name on page 10 of 11.

Carried  
Absent: Councillor Boehlke

MOVED by Councillor Samra that the January 7, 2025 Council Meeting minutes be approved, as amended.

Carried  
Absent: Councillor Boehlke

**D-1 Division 7 - Bylaw C-8598-2025 - Direct Control Amendment Item: Residential  
File: PL20240107 (03214411)**

MOVED by Councillor Schule that the public hearing for item D-1 be opened at 9:07 a.m.

Carried  
Absent: Councillor Boehlke

Person(s) who presented: Zachary Warne, Dixon Legal LLP (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition  
or with concerns: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item D-1 be closed at 9:24 a.m.

Carried  
Absent: Councillor Boehlke

MOVED by Councillor Schule that application PL20240107 be refused.

Carried  
Absent: Councillor Boehlke

The Chair called for a recess at 9:26 a.m. and called the meeting back to order at 9:31 a.m.



**D-2 Division 6 - Bylaw C-8602-2025 - Redesignation Item: Agricultural  
File: PL20240131 (04332010)**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:31 a.m.

Carried  
Absent: Councillor Boehlke

Person(s) who presented: Darrell Grant (Applicant)  
Iqbal Gill (Owner)

Person(s) who presented in support: None

Person(s) who presented in opposition  
or with concerns: None

Persons(s) who presented rebuttal: Darrell Grant (Applicant)

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 10:06 a.m.

Carried  
Absent: Councillor Boehlke

MOVED by Councillor Samra that application PL20240131 be refused.

Carried  
Absent: Councillor Boehlke

The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:17 a.m.

**F-1 All Divisions - Code of Conduct Recommendations and Training  
File: N/A**

MOVED by Councillor Wright that Council move into closed session at 10:28 a.m. to consider the confidential item "Code of Conduct Recommendations and Training" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried  
Absent: Councillor Boehlke

Councillor Boehlke arrived at the meeting during the closed session.

Council held the closed session for item F-1 with the following additional people in attendance:

Rocky View County: B. Riemann, Chief Operating Officer, Infrastructure Services



MOVED by Councillor Wright that Council move into open session at 10:54 a.m.

Carried  
Absent: Councillor Boehlke

Councillor Boehlke was not present when the meeting moved back into open session.

MOVED by Councillor Wright that further consideration of item F-1 – Code of Conduct Recommendations and Training be postponed until after the afternoon public hearing.

Carried  
Absent: Councillor Boehlke

**F-4 Division 7 – Langdon Baseball Diamonds Maintenance**  
**File: N/A**

MOVED by Councillor Schule that Council approve a budget adjustment of \$80,000 from the Tax Stabilization Reserve for the large maintenance items of the six baseball diamonds located in Langdon for 2025 as per Attachment A.

Carried  
Absent: Councillor Boehlke

**F-2 All Divisions – 2025 Tax Recovery Sale Properties – Tax Sale Conditions**  
**File: N/A**

MOVED by Councillor Samra that Council approves the 2025 tax sale conditions as follows:

|               |   |
|---------------|---|
| Date of Sale: | October 3, 2025   |
| Terms:        | Cash or certified cheque  |
| Deposit:      | 10% of the bid at the time of the sale  |
| Balance:      | 90% of the bid within 30 days of receipt by Rocky View County;<br>Goods and Services Tax (GST) applicable as per federal statutes |

Carried  
Absent: Councillor Boehlke



**E-1 Closed Session Item – Policy Review Advisory Committee Discussion**  
**File: RVC2025-02**

**E-2 Closed Session Item – Prairie Gateway Update**  
**File: RVC2025-01**

MOVED by Councillor Hanson that Council move into closed session at 11:04 a.m. to consider the following confidential items "Policy Review Advisory Committee Discussion" and "Prairie Gateway Update under the following sections of the *Freedom of Information and Protection of Privacy Act*:

E-1 – Policy Review Advisory Committee Discussion

- Section 24 – Advice from officials

E-2 – Prairie Gateway Update

- Section 17 – Disclosure harmful to personal privacy
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried  
Absent: Councillor Boehlke

Councillor Boehlke returned to the meeting during the closed session.

Council held the closed session for item E-1 with the following additional people in attendance:

Rocky View County: R. McCullough, Chief Administrative Officer  
B. Riemann, Chief Operating Officer, Infrastructure Services

MOVED by Councillor Hanson that Council move into open session at 11:26 a.m.

Carried  
Absent: Councillor Boehlke  
Councillor Samra  
Councillor Schule

Councillor Boehlke, Councillor Samra, and Councillor Schule were not present when the meeting moved back into open session.

**E-1 Closed Session Item – Policy Review Advisory Committee Discussion**  
**File: RVC2025-02**

MOVED by Councillor Wright that Council directs Administration to prepare a report for Council's consideration to provide for the dissolution of the Policy Review Advisory Committee.

Carried  
Absent: Councillor Boehlke  
Councillor Samra  
Councillor Schule



**E-2 Closed Session Item – Prairie Gateway Update**  
**File: RVC2025-01**

Council did not consider item E-2 during the closed session.

**F-1 All Divisions - Code of Conduct Recommendations and Training**  
**File: N/A**

MOVED by Councillor Wright that Council move into closed session at 11:31 a.m. to consider the confidential item "Code of Conduct Recommendations and Training" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried  
Absent: Councillor Boehlke  
Councillor Samra  
Councillor Schule

Councillor Boehlke, Councillor Samra, and Councillor Schule returned to the meeting during the closed session.

Council held the closed session for item F-1 with the following additional people in attendance:

|                    |   |
|--------------------|---|
| Rocky View County: | R. McCullough, Chief Administrative Officer<br>B. Riemann, Chief Operating Officer, Infrastructure Services |
| Others:            | Don Lidstone, Complaints Adjudicator  |

MOVED by Councillor Hanson that Council move into open session at 12:06 p.m.

Carried  
Absent: Councillor Boehlke

Councillor Boehlke was not present when the meeting moved into open session.

MOVED by Councillor Hanson that item F-1 – Code of Conduct Recommendations and Training be postponed until the February 4, 2025 Council meeting.

Carried  
Absent: Councillor Boehlke

The Chair called for a recess at 12:07 p.m. and called the meeting back to order at 1:00 p.m.

Councillor Boehlke, Councillor Hanson, and Councillor Schule were not present when the meeting was called back to order. Councillor Schule did not return to the meeting.



**D-3 Division 3 - Bylaw C-8604-2025 - Land Use Bylaw Amendment Item: Residential  
File: PL20240181 (06822002/06/07/11/20)**

Reeve Kissel vacated the Chair in accordance with section 16 of the *Procedure Bylaw* as the subject of the public hearing was located in her electoral division.

Deputy Reeve Kochan assumed the Chair.

MOVED by Reeve Kissel that the public hearing for item D-3 be opened at 1:01 p.m.

Carried  
Absent: Councillor Boehlke  
Councillor Hanson  
Councillor Schule

Councillor Hanson returned to the meeting at 1:02 p.m.

Person(s) who presented: Lauren Lambert, B&A Studios (Applicant)  
Kathy Oberg, B&A Studios (Applicant)  
Asad Niazi, Canopy Lands

MOVED by Reeve Kissel that Council receive the late public submissions for item D-3 in accordance with section 200 of the *Procedure Bylaw*.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

Person(s) who presented in support: Fred Schickedanz

Person(s) who presented in opposition  
or with concerns: Alison Whiting, on behalf of Scott & Janie Munro,  
Melanie Famulak, Michelle & Dean  
Flesichhaker, Brenna Westgate, Melanie  
Johnston-Dore, Taylor Breckenridge, Natalie  
Mckay, and Jackie Milgate

The Chair called for a recess at 2:01 p.m. and called the meeting back to order at 2:12 p.m.

Persons(s) who presented rebuttal: Kathy Oberg, B&A Studios (Applicant)  
Asad Niazi, Canopy Lands

MOVED by Reeve Kissel that the public hearing for item D-3 be closed at 2:25 p.m.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

The Chair called for a recess at 2:26 p.m. and called the meeting back to order at 2:32 p.m.



MOVED by Reeve Kissel that Bylaw C-8604-2025 be amended as follows:

Remove Amendment #3 and renumber Amendment #4 to Amendment #3

Carried  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8604-2025 be given first reading, as amended.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8604-2025 be given second reading, as amended.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8604-2025 be considered for third reading, as amended.

Carried Unanimously  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8604-2025 be given third and final reading, as amended.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

**E-2 Closed Session Item – Prairie Gateway Update**  
**File: RVC2025-01**

MOVED by Councillor Hanson that Council move into closed session at 2:44 p.m. to consider the confidential item "Prairie Gateway Update" under the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried  
Absent: Councillor Boehlke  
Councillor Schule

Councillor Boehlke returned to the meeting during the closed session.

Reeve Kissel reassumed the Chair during the closed session.





Council held the closed session for item E-2 with the following additional people in attendance:

Rocky View County: R. McCullough, Chief Administrative Officer  
B. Riemann, Chief Operating Officer, Infrastructure Services  
A. Zaluski, A/Executive Director, Corporate Services

MOVED by Councillor Hanson that Council move into open session 3:39 p.m.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

Councillor Boehlke was not present when Council moved into open session and did not return to the meeting.

MOVED by Councillor Hanson that Council directs Senior Administration meet with the City of Calgary's Senior Administration to identify and clarify any ongoing issues underlying the final deal agreement and report back to Council on progress in February 2025.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

**F-3 All Divisions – Community Recreation and Culture Grant Funding Policy C-317:  
Community Enhancement Review  
File: N/A**

MOVED by Councillor Wright that Council approve the amended Community Recreation and Culture Grant Program Policy C-317, as presented in Attachment C.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

**F-5 All Divisions – Policy C-412 Servicing Standards  
File: 2000-450**

The Chair called for a recess at 3:59 p.m. and called the meeting back to order at 4:03 p.m.

MOVED by Councillor Samra that the version of Council Policy C-412 presented in Attachment B be amended to keep section 1 in the policy.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Councillor Samra that Council approves the amended Council Policy C-412 Servicing Standards, as presented in Attachment B, as amended.

Carried  
Absent: Councillor Boehlke  
Councillor Schule



**G-1 Division 1 – Bylaw C-8566-2024 - Road Closure - First Reading**  
**File: PL20240015 (03912095)**

MOVED by Councillor Hanson that Administration cease outreach activities with the landowners along the laneway on Bracken Road.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

MOVED by Councillor Hanson that application PL20240015 be refused.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

**I Adjourn the Meeting**

MOVED by Councillor Samra that the January 21, 2025 Council meeting be adjourned at 4:18 p.m.

Carried  
Absent: Councillor Boehlke  
Councillor Schule

  
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Reeve or Deputy Reeve  
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Chief Administrative Officer or designate