



COUNCIL MEETING MINUTES

Tuesday, February 23, 2021
9:01 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

Present: Reeve D. Henn
Deputy Reeve K. McKylor (participated electronically)
Councillor M. Kamachi (participated electronically) (left the meeting at 5:15 p.m.)
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
A. Zaluski, Director, Legislative Services
B. Beach, Manager, Building Services
B. Woods, Manager, Financial Services
G. Nijjar, Manager, Planning and Development Services
I. Cortada, Manager, Recreation, Parks and Community Support
L. Wesley, Manager, Municipal Enforcement
R. Smith, Manager, Fire Services (Fire Chief)
S. Racz, Manager, Operational Services
S. MacLean, Supervisor Planning & Development, Planning & Development Services
J. Anderson, Senior Planner, Planning Policy
J. Targett, Senior Development Officer, Planning & Development
A. Panaguiton, Community Project Coordinator, Recreation, Parks and Community Support
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m. with all members present.



B Updates/Approval of Agenda

MOVED by Councillor Boehlke that the February 23, 2021 Council meeting agenda be amended as follows:

- Remove item E-1 – Public Hearing for Disposal of Municipal Reserve (05810021)
- Add Emergent Business Item F-5 – Emergent Report Request from Wheatland County regarding Regional Growth Plan
- Add Emergent Business Item – F-6 – Election of CMRB Alternate

AND THAT the February 23, 2021 Council meeting agenda be approved as amended.

Carried

C-1 February 2, 2021 Special Council Meeting Minutes

C-2 February 8, 2021 Special Council Meeting Minutes

C-3 February 9, 2021 Council Meeting Minutes

MOVED by Councillor Hanson that the February 2, 2021 Special Council meeting minutes be approved as presented;

AND THAT the February 8, 2021 Special Council meeting minutes be approved as presented;

AND THAT the February 9, 2021 Council meeting minutes be approved as presented.

Carried

E-2 Division 2 - Disposal of Municipal Reserve – Lot 4, MR Plan 8911660, NE-16-24-03-W05M
File: 04716013

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be opened at 9:11 a.m.

Carried

Person(s) who presented: Kent Robinson, Executive Director, Corporate Services

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:23 a.m. The Chair called the meeting back to order at 9:32 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None



Person(s) who presented rebuttal: None

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be closed at 9:34 a.m.
Carried

MOVED by Deputy Reeve McKylor that the application to purchase lands legally described as Lot 4, MR Plan 8911660, NE-16-24-03-W05M, be referred back to Administration to review the market valuation of the lands.
Carried

G-1 All Divisions - Bylaw C-8145-2021 - 2021 Master Rates Bylaw
File: N/A

MOVED by Councillor Hanson that Bylaw C-8145-2021 be given first reading.
Carried

MOVED by Councillor Gautreau that Bylaw C-8145-2021 be given second reading.
Carried

MOVED by Councillor Hanson that Bylaw C-8145-2021 be considered for third reading.
Carried

MOVED by Councillor Gautreau that Bylaw C-8145-2021 be given third and final reading.
Carried

Motion Arising:

MOVED by Councillor Wright that Administration be directed to review reinstating the dog license fee in time for the 2022 budget cycle.
Carried

F-1 Division 2 - Municipal Sustainability Initiative (MSI) Funding – Springbank
Recreational Initiatives
File: N/A

MOVED by Deputy Reeve McKylor that Administration be directed to make application to the Municipal Sustainability Initiative in the amount of \$740,000.00 to support identified capital lifecycle projects, including the Red Dutton Area project, at Springbank Park For All Seasons.
Carried

MOVED by Councillor Gautreau that the Budget Adjustment contained in Attachment 'B' be approved.
Carried

The Chair called for a recess at 10:16 a.m. and called the meeting back to order at 10:26 a.m. with all previously mentioned members present.



F-2 All Divisions - Community Recreation Funding Grant Program Policy, C-317
File: N/A

MOVED by Councillor Hanson that the amended Community Recreation Funding Grant Program Policy, C-317, be approved as per Attachment 'A'.

Carried

MOVED by Councillor Hanson that the Community Benefit Initiatives Grant, Policy C-321, Attachment 'D', be rescinded.

Carried

F-3 Division 6 - Development Permit: Recreational Corridor / Listed DC Use, With No Variances
File: PRDP20202030 (07127017, 07128021/22, 07134020/21, 08102013/14/15, 08103007/8/9, 08111008)

MOVED by Councillor Boehlke that the Applicant be allowed to address Council on this application.

Carried

The Chair called for the meeting to stand at ease at 10:32 a.m. and the meeting resumed at 10:36 a.m.

Presenter: Linda Strong-Watson, Alberta TrailNet Society (Applicant)

MOVED by Councillor Boehlke that Development Permit No. PRDP20202030 be approved with the conditions noted in Attachment 'A'.

Carried

F-4 Division 9 - Master Site Development Plan – Hillstone Aggregates
File: PL20180105 (06836002)

MOVED by Councillor Kissel that the Applicant be allowed to address Council on this application.

Carried

MOVED by Councillor Kissel that the written submission from Mountain Ash be received and distributed to Council for this application.

Carried

Presenter: Chris Ollenberg, Hillstone Aggregates (Applicant)

Councillor Schule left the meeting at 11:04 a.m.

MOVED by Councillor Kissel that the Big Hill Springs Gravel Pit Master Site Development Plan (approved December 11, 2012) be rescinded.

Carried

Absent: Councillor Schule



The Chair called for a recess at 11:52 a.m. and called the meeting back to order at 11:57 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Tabling Motion:

MOVED by Councillor Kissel that item F-4 be tabled until after the public hearings.

Carried

Absent: Councillor Schule

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

E-3 Division 9 - Bylaw C-8099-2020 - Redesignation Item – Agricultural and Residential Use
File: PL20200016 (06704032 / 06704041)

MOVED by Councillor Kissel that the public hearing for item E-3 be opened at 1:03 p.m.

Carried

Person(s) who presented: Dale and Brenda Spicer (applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 1:35 p.m. The Chair called the meeting back to order at 1:40 a.m. with all previously mentioned members present, with the exception of Councillor Kamachi, and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Dale and Brenda Spicer (applicant)

MOVED by Councillor Kissel that the public hearing for item E-3 be closed at 1:44 p.m.

Carried

Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 1:46 p.m.

MOVED by Councillor Kissel that Bylaw C-8099-2020 be given second reading.

Carried



MOVED by Councillor Kissel that Bylaw C-8099-2020 be given third and final reading.

Carried

E-4 Division 6 - Bylaw C-8098-2020 - Redesignation Item – Residential Use
File: PL20200142 (07315033)

MOVED by Councillor Boehlke that the public hearing for item E-4 be opened at 1:50 p.m.

Carried

Person(s) who presented: Steve Grande (applicant)

Pre-recorded audio/video
presentations in support: None

Pre-recorded audio/video
submissions in opposition: William Horwood

The Chair made the final call for email submissions and called for a recess at 2:07 p.m. The Chair called the meeting back to order at 2:12 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item E-4 be closed at 2:13 p.m.

Carried

MOVED by Councillor Boehlke that Bylaw C-8098-2020 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8098-2020 be given third and final reading.

Carried



E-5 Division 9 - Bylaw C-7986-2019 - Conceptual Scheme Item – Residential
File: PL20190093 (06828001/02/03/11)

E-6 Division 9 - Bylaw C-7987-2019 - Redesignation Item – Residential
File: PL20190094 (06828001/02/03/11)

MOVED by Councillor Kissel that the public hearings for items E-5 and E-6 be opened concurrently at 2:18 p.m.

Carried

Person(s) who presented: Mike Caldwell, Urban Systems (applicant)
Ken Till, Macdonald Communities Ltd.

Pre-recorded audio/video presentations in support: Kristi Buender

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 3:09 p.m. The Chair called the meeting back to order at 3:14 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 3:16 p.m. and called the meeting back to order at 3:25 p.m. with all previously mentioned members present.

Email submissions in support: None

Email submissions in opposition: Augustine Brannigan
Barbara and E. Allen Richardson
Jeff Allen

Person(s) who presented rebuttal: Mike Caldwell, Urban Systems (applicant)
Ken Till, Macdonald Communities Ltd.

MOVED by Councillor Kissel that the public hearings for item E-5 and E-6 be closed at 3:37 p.m.
Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be given second reading, as amended.
Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be given third and final reading as amended.

Carried



MOVED by Councillor Kissel that Bylaw C-7987-2019 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Kissel that Bylaw C-7987-2019 be given second reading, as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7987-2019 be given third and final reading as amended.

Carried

The Chair called for a recess at 3:45 p.m. and called the meeting back to order at 3:55 p.m. with all previously mentioned members present.

F-4 Division 9 - Master Site Development Plan – Hillstone Aggregates
File: PL20180105 (06836002)

MOVED by Councillor Kissel that item F-4 be lifted from the table.

Carried

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Amending Motion:

MOVED by Reeve Henn that the main motion be amended as follows:

THAT the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D' **with an addition amendment to reduce the hours of operation as follows:**

- **Monday to Friday 7:00 a.m. to 5:30 p.m.**
- **Saturday 7:00 a.m. to 3:30 p.m.**

Defeated

The Chair called for a vote on the main motion:

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Carried

MOVED by Councillor Boehlke that the Hillstone Pit Master Site Development Plan be approved as per Attachment 'C', as amended.

Carried

The Chair called for a recess at 4:25 p.m. and called the meeting back to order at 4:27 p.m. with all previously mentioned members present.



F-5 All Divisions - Emergent Report Request from Wheatland County regarding Regional Growth Plan

File: N/A

The Chair called for the meeting to stand at ease at 4:39 p.m. and resumed the meeting at 4:41 p.m.

MOVED by Councillor Boehlke that Rocky View County does not support the draft Regional Growth Plan dated Feb 2nd, 2021 as submitted and presented by the Consultant, HDR Calthorpe and Rocky View Council is concerned that significant portions of the Growth Plan have not been submitted as required; and further

AND THAT the contract between the CMRB and the consultant is worth over one million dollars and stipulates the submission of the Regional Growth Plan, the Regional Servicing Plan and the Regional Evaluation Framework; and further

AND THAT Rocky View County is greatly concerned that none of this work has been satisfactorily completed; and further

AND THAT Rocky View County has contributed over \$250,000.00 worth of staff and elected officials time over the past 13 months towards this project (this does not reflect the full amount of contributions since the inception of the CMRB); and further

AND THAT Rocky View Council requests an analysis of time and money spent by all member municipalities as contributions towards the work of this consultant for review and discussion at the next CMRB Board meeting, prior to any further funding of this project by CMRB and Province of Alberta, Rocky View Council is of the opinion that an accounting of all the project costs to date and the project work submitted be provided; and further

AND THAT the CMRB board should review the draft submissions under the lens of the Provincial mandate of Red Tape Reduction and other Provincial Economic Strategies.

Carried

F-6 All Divisions - Election of CMRB Alternate

File: N/A

Reeve Henn called for nominations for the alternate representative to the Calgary Metropolitan Region Board.

Councillor Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Boehlke that nominations cease.

Carried



MOVED by Councillor Boehlke that Council email their votes of the alternate for CMRB to Tyler Andreasen;

AND THAT Tyler Andreasen be appointed as the scrutineer for the election of the CMRB alternate representative and that he be authorized to destroy all ballots at the conclusion of the meeting.

Carried

Tyler Andreasen, Legislative Officer, conducted the election for the alternate representative to the Calgary Metropolitan Region Board by email ballot.

Councillor Gautreau was elected as the alternate representative to the Calgary Metropolitan Region Board.

MOVED by Councillor Boehlke that Councillor Gautreau be appointed as the alternate representative to the Calgary Metropolitan Region Board for a term to expire in October 18, 2021.

Carried

The Chair called for the meeting to stand at ease at 5:01 p.m. and resumed the meeting at 5:03 p.m.

Motion Arising:

MOVED by Deputy Reeve McKylor that the Reeve and/or Administration provide and update on the CMRB as a standing agenda item at each Council meeting, and that the Reeve provide and update to Council regarding the recent meeting with the Minister regarding CMRB.

Carried

- G-2 Division 5 - Bylaw C-8130-2021 - First Reading Bylaw – Conceptual Scheme for an Industrial Park**
File: PL20200150 (05306001 / 05306005)
- G-3 Division 5 - Bylaw C-8131-2021 - First Reading Bylaw – Industrial, Public Service and Direct Control Uses**
File: PL20200151 (05306001 / 05306005)
- G-4 Division 1 - Bylaw C-8123-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20200168 (03917014)
- G-6 Division 7 - Bylaw C-8132-2021 - First Reading Bylaw – Conceptual Scheme for a Mixed Residential Community**
File: PL20200173 (06513002/06524001/002/004/007)
- G-7 Division 7 - Bylaw C-8133-2021 - First Reading Bylaw – Residential and Parks Uses for Rocky Creek Stage 1**
File: PL20200174 (06513002)
- G-8 Division 9 - Bylaw C-8134-2021 - First Reading Bylaw – Direct Control Use**
File: PL20200187 (06705041)



G-9 Division 2 - Bylaw C-8138-2021 - First Reading Bylaw – Amendments to Direct Control District 168
File: PL20210014 (04717004)

MOVED by Deputy Reeve McKylor that the following Bylaws receive first reading:

- Bylaw C-8130-2021
- Bylaw C-8131-2021
- Bylaw C-8123-2021
- Bylaw C-8132-2021
- Bylaw C-8133-2021
- Bylaw C-8134-2021
- Bylaw C-8138-2021

Carried

G-5 Division 1 - Bylaw C-8126-2021 - First Reading Bylaw – Redesignation
File: PL20200171 (03913001/3043/3044/3045/3075/3076)

Councillor Kamachi declared a pecuniary interest and abstained from the discussion and voting on first reading of Bylaw C-8126-2021. Councillor Kamachi left the meeting at 5:15 p.m. and did not return.

MOVED by Councillor Boehlke that Bylaw C-8126-2021 be given first reading.

Carried
Abstained: Councillor Kamachi

J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for February 23, 2021 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Hanson that the February 23, 2021 Council Meeting be adjourned at 5:17 p.m.

Carried
Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate