



## **SPECIAL COUNCIL MEETING MINUTES**

Tuesday, February 16, 2021  
9:00 AM

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

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Present: Reeve D. Henn  
Deputy Reeve K. McKylor (participated electronically)  
Councillor M. Kamachi (participated electronically)  
Councillor K. Hanson (participated electronically, arrived at 9:01 a.m.)  
Councillor A. Schule (participated electronically)  
Councillor J. Gautreau (participated electronically)  
Councillor G. Boehlke  
Councillor S. Wright (participated electronically, arrived at 9:02 a.m.)  
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  
D. Kazmierczak, Manager, Planning Policy  
G. Nijjar, Manager, Planning and Development Services  
J. Anderson, Planning Policy  
K. Jiang, Legislative Officer, Legislative Services  
K. Tuff, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, Legislative Services  
M. Mitton, Legislative Coordinator, Legislative Services

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

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:01 a.m. and Councillor Hanson who arrived at 9:02 a.m.

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

MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Open Session Item – CMRB Alternate Appointment  
Lost



MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting agenda be amended as follows:

- Add emergent business item – Closed Session Item – Role of Reeve and Deputy Reeve in Intergovernmental Business

Lost

MOVED by Councillor Boehlke that the February 16, 2021 Special Council meeting agenda be accepted as presented.

Carried

**E-1 All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan)**  
**File: 1013-136**

MOVED by Councillor Boehlke that the public hearing for item E-1 be opened at 9:16 a.m.

Carried

Person(s) who presented: Andrew Palmiere, O2 Planning and Design  
Nicholas Krul, O2 Planning and Design

Councillor Boehlke left the meeting at 9:45 a.m. and returned to the meeting at 9:47 a.m.

The Chair called for a recess at 10:20 a.m. and called the meeting back to order at 10:32 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Listed in Schedule 'A'

Councillor Boehlke left the meeting at 11:48 a.m. and returned to the meeting at 11:51 a.m.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present.

The Chair made the final call for email submissions and called for a recess at 1:34 p.m. The Chair called the meeting back to order at 1:45 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 2:17 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 2:18 p.m.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'



Person(s) who presented rebuttal: Dominic Kazmierczak, Manager, Planning Policy

MOVED by Councillor Schule that the public hearing for item E-1 be closed at 2:27 p.m. with all previously mentioned members present.

Carried

The Chair called for a recess at 2:34 p.m. and called the meeting back to order at 3:16 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve McKylor that consideration of Bylaw C-8090-2020 be tabled until the Tuesday, March 2, 2021 Special Council Meeting.

Carried

**E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)**  
**File: 1015-550**

MOVED by Councillor Hanson that the public hearing for item E-2 be opened at 3:30 p.m.

Carried

Person(s) who presented: Jessica Anderson, Senior Planner, Planning Policy

Pre-recorded audio/video  
presentations in support:

Don Mortimer  
Joe and Cathy Zink  
Lindsay and Angus Duncan

The Chair called for a recess at 5:00 p.m. and called the meeting back to order at 5:33 p.m. with all previously mentioned members present.

Pre-recorded audio/video  
submissions in opposition:

Listed in Schedule 'C'

The Chair called for a recess at 6:34 p.m. and called the meeting back to order at 6:47 p.m. with all previously mentioned members present, with the exception of Councillor Wright who returned to the meeting at 6:48 p.m.

The Chair made the final call for email submissions and called for a recess at 7:22 p.m. The Chair called the meeting back to order at 7:34 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the public hearing to be recessed at 7:46 p.m. until 9:00 a.m. on Monday, February 22, 2021.

The Chair called for a recess at 7:47 p.m. and called the meeting back to order at 7:48 p.m. with all previously mentioned members present.



MOVED by Councillor Boehlke that the public hearing for item E-3 be opened at 7:49 p.m. Carried

The Chair called the meeting back to order at 9:00 a.m. Monday, February 22, 2021 with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Wright.



The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:11 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Councillor Schule returned to the meeting at 11:14 a.m.

Pre-recorded audio/video  
presentations in support:

Davin McIntosh on behalf of Bow Water and Land  
Jay Simmons on behalf of Bow Water and Land  
Evan Galbraith  
Steve Allan on behalf of Bow Water and Land  
Don Brownie on behalf of Joan Snyder

Pre-recorded audio/video  
submissions in opposition:

Listed in Schedule 'E'

Councillor Gautreau disabled his camera feed from 11:48 a.m. to 12:00 p.m. but remained present at the meeting.

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 1:01 p.m.

The Chair made the final call for email submissions and called for a recess at 1:33 p.m. The Chair called the meeting back to order at 1:43 p.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 1:47 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Email submissions in support:

Listed in Schedule 'F'

Email submissions in opposition:

Listed in Schedule 'F'

Person(s) who presented rebuttal:

Jessica Anderson, Senior Planner, Planning Policy  
Dominic Kazmierczak, Manager, Planning Policy

MOVED by Deputy Reeve McKylor that the public hearing for item E-3 be closed at 3:29 p.m.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 (South Springbank ASP) and Bylaw C-8031-2020 (North Springbank ASP) to tabled *sine die*, no later than March 23, 2021, to allow Administration to compile amendments received from Council, Administration, and further discuss with the City of Calgary proposed amendments.

Defeated

Absent: Councillor Kamachi



**E-2 Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)**  
**File: 1015-550**

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

Section 7.47 Goals be amended to read:

7.47 Villa Condo developments within the Plan area should

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or~~ attached two story units ~~(two units)~~, (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Carried  
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

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

The maximum density for Villa Condo developments shall be ~~4.0~~ ~~20.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried  
Absent: Councillor Kamachi

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



Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.48 be amended to read:

The maximum density for Villa Condo developments shall be ~~4.0~~ 8.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to read:

7.51 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) Up to 75% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 50%~~ provided that 25% of the Commercial uses identified within the local plan area have been constructed;
- b) The remaining 25% of the Villa Condo units proposed within a local plan ~~shall not~~ may receive subdivision approval ~~until 75%~~ provided that 50% of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Carried

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

The footer for the entire ASP be amended to read:

Rocky View County | South Springbank Area Structure Plan

Carried

Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the South Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP



Amending Motion:

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

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ **the eastern-most portions of Springbank Road** from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried

Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 3.8 Goals be amended to read:

Provide for attractive and high-quality scenic corridors into the **South** Springbank community ~~along the Highway 1 corridor,~~ from Stoney Trail intersections, and along Range Road 33.

- Remove "along the Hwy 1 corridor" – not in the South ASP

Carried

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 6 Land Use Strategy – Purpose, page 14 top of Second column, be amended to read:

- The **South** Springbank ASP plans for an approximate population of 14,600...

Carried

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 7 - Residential page 18, Built Out Country Residential – introductory paragraph, be amended to read:

A portion of lands within the **South** Springbank area have built out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Carried

Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Page 32 Villa Condo Development, second paragraph, be amended to read:

- The **South** Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, ...

Carried

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 11 – Transitions, third paragraph on pg. 42, be amended to read:

Although **South** Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, ~~Cluster Live-Work~~ and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions.

Carried

Absent: Councillor Kamachi

The Chair called for a recess at 4:44 p.m. and called the meeting back to order at 4:50 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

Section 17 – Transportation, 101<sup>st</sup> Street Interface – the introductory paragraph, be amended to read:

101st Street forms the east boundary (~~south of Highway 1~~) of the **South** Springbank ASP area. The roadway is under the jurisdiction of The City of Calgary; therefore, collaboration shall be required with respect to plans accessing this roadway.

Carried

Absent: Councillor Kamachi

Councillor Schule

Councillor Schule returned to the meeting at 5:04 p.m.

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.51 be amended to strikeout all references Live Work.

Carried

Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 25, Table 4 – Actions, Action #2, be amended to read:

Implementation of Villa Condo Developments, ~~and~~ Cluster Residential, ~~and Cluster Live Work~~ requires amendments to the to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.

Carried  
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11 – First Objective, Transitions be amended to read:

Ensure the transition between ~~business development~~ **Institutional and Community Service areas and the Special Planning Areas** and residential development is managed effectively by supporting complementary land use types and densities in interface areas.

Defeated  
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That page 43 be amended to read:

BUSINESS – RESIDENTIAL TRANSITION – rename **Special Planning Area** – Residential Transition

Defeated  
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of ~~50~~ **150** metres from the commercial ~~or industrial~~ property line.

Amending Motion:

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

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried  
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.5 be amended to read:

Where commercial ~~or industrial~~ buildings are on lands adjacent to a residential area, the commercial ~~or industrial~~ building shall be set back a minimum of 50 metres from the commercial ~~or industrial~~ property line.

Carried  
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.9 be amended to read:

High quality building appearance shall be emphasized where ~~industrial/~~ commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.

Carried  
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 11.20 be amended to read:

Spatial separation between agricultural and nonagricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:

- a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of ~~25~~ 150 metres from the nonagricultural property line;

Defeated  
Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.6 – Utilities be amended to read:

Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial ~~/industrial~~ sites on an interim basis until such time as piped servicing is available.

Carried  
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 19.10 – Utilities be amended to read:

All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.

Carried  
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

a) ~~a rationale is submitted detailing the aspects limiting cluster development form;~~

renumber (b) – (e)

Amending Motion:

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

Remove the strikeout on a) and renumber (b) – (e)

Carried  
Absent: Councillor Kamachi

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

Main Motion as Amended:

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations,~~ **if for other residential development alternatives, where the applicant presents a plan that addresses:**

Defeated  
Absent: Councillor Kamachi



MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 7.11 be amended to read:

For areas ~~identified as Cluster Residential area, where cluster is determined to be inappropriate~~ **to be developed as Country Residential**, the following policies shall apply:

Defeated

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 10.2 (e) – Urban Interface Areas be amended to read:

it shall be demonstrated that there is a **connection to regional potable water and wastewater servicing and a** satisfactory ~~potable water, waste water, and storm water servicing solutions, all of which have~~ with the capacity to service the anticipated development form in that area; and

Defeated

Absent: Councillor Kamachi

MOVED by Councillor Wright that Bylaw C-8064-2020 be amended as follows:

That Section 18.16 should be deleted in its entirety as the Hwy 1 West corridor is not in the South ASP.

Carried

Absent: Councillor Kamachi

The Chair called for a recess at 6:00 p.m. and called the meeting back to order at 6:15 p.m. with all previously mentioned members present, with the exception of Councillor Kissel.

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low maintenance housing option for seniors and other groups.~~



Amending Motion:

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

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ **accessible and low maintenance** housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low-maintenance housing option for seniors and other groups.~~

Carried

Absent: Councillor Kamachi  
Councillor Kissel

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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended as follows:

Section 7 – Residential:

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for ~~seniors'~~ accessible and low maintenance housing; policies in this section provide further guidance on Villa Condo developments, ~~which could provide an accessible and low-maintenance housing option for seniors and other groups.~~

Carried

Absent: Councillor Kamachi  
Councillor Kissel

MOVED by Deputy Reeve McKylor that the definition of Villa Condo in Bylaw C-8064-2020 be amended as follows:

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units ~~are single-storey~~ and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Carried

Absent: Councillor Kamachi  
Councillor Kissel



MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to delete section 7.47(b) in its entirety.

Carried  
Absent: Councillor Kamachi  
Councillor Kissel

Councillor Kissel returned to the meeting at 6:38 p.m.

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove an 18.75 parcel (Roll 04629005) from Special Planning Area 1 and include the parcels in the Infill Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Carried  
Absent: Councillor Kamachi

The Chair called for a recess at 6:47 p.m. and called the meeting back to order at 7:18 p.m. with all previously mentioned members present, with the exception of Deputy Reeve McKylor who returned to the meeting at 7:20 p.m.

MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to remove SW-17-24-02-W05M (Roll numbers: 04617058, 04617057, 04617007, 04617008, and 04617002) from Special Planning Area 3 and include the parcels in the Cluster Residential land use category, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated  
Absent: Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to remove the north portion of E ½-20-24-02-W05M (Roll 04620001) from Urban Interface Area and be included in the Special Planning Area 2 land use category with no interim uses, and that Maps 5 and 5a and Table 2 be updated accordingly.

Defeated  
Absent: Councillor Kamachi

MOVED by Councillor Boehlke that Bylaw C-8064-2020, Section 25 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

Carried  
Absent: Councillor Kamachi



MOVED by Councillor Boehlke that Bylaw C-8064-2020 be amended to revise policy 25.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the South Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

Carried  
Absent: Councillor Kamachi

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting long term ground water research and monitoring programs;
  - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
  - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
  - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Amending Motion:

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

- a) Supporting ~~long term ground water research and~~ monitoring programs;

Carried  
Absent: Councillor Kamachi



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.1 with the following wording:

- 20.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:
- a) Supporting monitoring programs;
  - b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
  - c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
  - d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

Carried

Absent: Councillor Kamachi

The Chair called for the meeting to be recessed at 8:06 p.m. until 9:00 a.m. on Monday, March 1, 2021.

The Chair called the meeting back to order at 9:02 a.m. Monday, March 1, 2021, with the exception of Councillor Kamachi who did not return to the meeting.

MOVED by Councillor Hanson that Council receive the additional letter from the City of Calgary after Administration had made their suggested amendments and arguments.

Defeated

Main Motion:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County should create strategies and planning tools for watershed management in collaboration with partners and consider amendments to this Plan as work progresses, where appropriate.

The Chair called for a recess at 9:20 and called the meeting back to order at 9:24 a.m. with all previously mentions members present.

Amending Motion:

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

- 20.2 The County ~~should~~ **will continue to work with our neighbours to** create strategies and planning tools for watershed management ~~in collaboration~~ **and will continue to collaborate** with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried



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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.2 with the following wording:

- 20.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 20 Storm Water be amended to add new policy 20.3 with the following wording:

- 20.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

**Baseline conditions:** conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Carried

Main Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:46 a.m. with all previously mentioned members present.

Amending Motion:

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

**Negotiate with municipal neighbours as necessary to** establish further tools and strategies to address regional source water concerns in partnership. ~~with other municipalities.~~

Carried



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

Main Motion as Amended:

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended to add new non-statutory action with the following wording:

Explore the development of a new County policy and/or guide on septic maintenance and best practices for landowners to improve septic management throughout the County.

Defeated

Main Motion

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan or any other adopted statutory plan.

Carried

Amending Motion:

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

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan ~~or any other adopted statutory plan.~~

Carried

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

Main Motion as Amended:

MOVED by Councillor Hanson that Bylaw C-8064-2020, Section 9 Special Planning Areas be amended to add a new policy 9.5 with the following wording:

- 9.5 The Special Planning Areas may form part of a joint planning area, in accordance with the criteria within this plan.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8064-2020 be amended in accordance with Attachment 'A'.

Carried



MOVED by Councillor Hanson that Bylaw C-8064-2020 be amended for general grammar, typographical errors, formatting, numbering, map labeling throughout, and including "South" when referring to the ASP throughout.

Carried

MOVED by Councillor Hanson that Section 6 Land Use Strategy of Bylaw C-8064-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Councillor Gautreau that Bylaw C-8064-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8064-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:41 a.m. with all previously mentioned members present.

**E-3     Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)**  
**File: 1015-550**

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms** including stairless, single-storey bungalows, **or** attached **two story units (*two units*), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);**
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.



Amending Motion:

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

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ accommodate a variety of building forms including stairless, single-storey bungalows, ~~or attached two-story units (two units), (duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);~~
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

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

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.58 of Bylaw C-8031-2020 be amended to read:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- c) be located within walking distance to community meeting places or joint use facilities; and be compatible with adjacent uses.

Carried

Main Motion:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ 20.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Amending Motion:

MOVED by Councillor Boehlke that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0 20.0~~ 10.0 units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

The Chair called for a recess at 11:04 a.m. and called the meeting back to order at 11:09 a.m. with all previously mentioned members present.



Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments ~~shall be~~ **may be up to 4.0 20.0** units per acre, calculated on the gross development area, **provided a piped water and wastewater solution is in place,** identified for the Villa Condo.

Defeated

Amending Motion:

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7.59 The maximum density for Villa Condo developments shall be ~~4.0 20.0~~ **11.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

Main Motion as Amended:

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That Section 7.59 of Bylaw C-8031-2020 be amended to read:

7.59 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8031-2020 be amended as follows:

That section 7.63 of Bylaw C-8031-2020 be amended as follows:

7.63 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Defeated



MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 7.10 – County Residential be amended to read:

Country Residential development may be considered in areas identified as ~~Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if~~ **for other residential development alternatives, where the applicant presents a plan that addresses:**

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020 be amended as follows:

That Section 7.57 – Village Condo be amended to read:

Villa Condo developments may be located within the community core, as ~~per~~ **referenced in** the policies of the South Springbank ASP, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.5 – Transitions be amended to read:

Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of ~~50~~ **150** metres from the commercial or industrial property line.

Carried

MOVED by Councillor Wright that Bylaw C-8031-2020 be amended as follows:

That Section 12.10 – Transitions be amended to read:

The maximum height of buildings on lots adjacent to a residential area ~~should~~ **shall** be 12.5 metres, or lower where required by the County's Land Use Bylaw.

Defeated

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To remove any prescribed pathways, in either environmental or municipal reserves, that are identified as wildlife corridors and instead, add a statement that will require RVC to work with new and existing communities on potential pathways that make sense for both the community and wildlife.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To identify the highway corridor from OBCR to RR33 (north and south of highway #1) 1/2 of all the quarters be identified as Business Transition.

Carried



Councillor Hanson left the meeting at 11:50 a.m. and returned to the meeting at 11:53 a.m.

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

To amend Map 8 to show a pathway along Emerald Bay Drive, vs. the alignment which shows along sensitive environment reserve and a wildlife corridor.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended as follows:

7. Objectives (page 40)

Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low- maintenance living options ~~for groups such as retirees and those with mobility impairments.~~

(page 40 preamble) The North Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community ~~as they age~~, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Carried

The Chair called for a recess at 11:57 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

MOVED by Councillor Wright that Bylaw C-8031-2020, Section 26 Implementation be amended to add new policy with the following wording:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

AND THAT Bylaw C-8031-2020 be amended to revise policy 26.8 which presently reads:

The principal consideration in phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

To read:

Phasing of Development within the North Springbank ASP should follow the availability of efficient, cost effective, and environmentally responsible utilities.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.1 with the following wording:

21.1 The County should prioritize the protection of groundwater and ensure development does not exceed carrying capacity by:

a) Supporting monitoring programs;



- b) Mitigating the potential adverse impacts of development on groundwater recharge areas;
- c) Adhering to provincial ground water testing requirements, as part of the development approval process; and
- d) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.2 with the following wording:

- 21.2 The County will continue to work with our neighbours to create strategies and planning tools for watershed management and will continue to collaborate with partners and consider amendments to this Plan as work progresses, where appropriate.

Carried

AND THAT Bylaw C-8031-2020, Section 21 Storm Water be amended to add new policy 21.3 with the following wording:

- 21.3 The County should continue to collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

AND THAT Bylaw C-8031-2020 be amended to add a new definition, Baseline Conditions, with the following wording:

**Baseline conditions:** conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Negotiate with municipal neighbours as necessary to establish further tools and strategies to address regional source water concerns in partnership.

AND THAT Bylaw C-8031-2020 be amended to add new non-statutory action with the following wording:

Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

Carried

Absent: Councillor Schule

Councillor Schule returned to the meeting at 1:09 p.m.

MOVED by Councillor Schule that Bylaw C-8031-2020 be amended in accordance with Attachment 'A'.

Carried



MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be amended to correct grammar, typographical errors, formatting, numbering, and map labelling throughout, and including "North" when referring to the ASP throughout.

Carried

MOVED by Deputy Reeve McKylor that Section 6 Land Use Strategy of Bylaw C-8031-2020 be amended, including Tables 01 and 02 and Map 05, to accommodate amendments made by prior Council motions to land use densities and types within the Bylaw.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8031-2020 be given a second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8031-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.

Carried

**N Adjourn the Meeting**

MOVED by Councillor Boehlke that the February 16, 2021 Special Council Meeting be adjourned on Monday, March 1, 2021 at 1:15 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



## ROCKY VIEW COUNTY

### **Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition Municipal Development Plan**

Jackie Brezovskij  
Keren Farquharson on behalf of Farquharson Farms, Don Farquharson, Cody Farquharson,  
Stacy Farquharson  
Ena Spalding on behalf of Springbank Community Planning Association  
Martyn Griggs on behalf of Rocky View Gravel Watch  
Janet Ballantyne on behalf of Rocky View Forward  
Lori-ann Esser on behalf of Michael Esser, Doug and Toby Steinie, Kelly Paulson  
Calvin Johnson on behalf of William Lefever, Patrick and Jen Klassen  
Gary Moroz  
Ann McKendrick McNabb Family on behalf of McKendrick Ranches, McNabb Developments  
Joey Gill on behalf of Gill Developments



## ROCKY VIEW COUNTY

### **Schedule 'B' - Email Submissions in Support and Opposition (MDP)** **Municipal Development Plan**

#### Opposition

Janet Ballantyne  
J.F. (Jim) Chmilar  
Reg Storms and Katherine Cornish  
Lori-ann Esser  
Keren Farquharson (SE 36-28-4-W5) representing Farquharson Farms  
Wayne Jessee  
Teri Lipman  
Ann McKendrick McNabb  
Azid Niazi, Canopy Lands  
Karen Singer  
Debbie and Garth Vickery  
Rob Watson  
John Weatherill



## ROCKY VIEW COUNTY

### **Schedule 'C' - Pre-Recorded Audio/Video Submissions in Opposition** **South Springbank Area Structure Plan**

Julie McLean on behalf of Margaret Hoydue, James Nixon, Nancy Crosley, Roberta Nixon

Cal Johnson on behalf of Patrick Klassen and William Lafever

John Bargman

Ena Spalding on behalf of Springbank Community Planning Association

Janet Ballantyne on behalf of Rocky View Forward

Sarah Lambros

Kim Magnuson on behalf of on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and Janet Trott

Larry Benke on behalf of Attila Varga, Valerie and Barry Munro

Anatasia Selimos

Rob Gray on behalf of Kathy Sieber of Deuka Film Exchange Ltd

Jeff and Moirie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Rob and Chris Houseman

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



## ROCKY VIEW COUNTY

### **Schedule 'D' - Email Submissions in Support and Opposition** **South Springbank Area Structure Plan**

#### Opposition

Janet Ballantyne  
John F. Bargman  
Rob Gray  
Bart Hribar  
Davin MacIntosh  
Kim Magnuson  
David McColl  
Peters Dewald Company  
Ena Spalding  
Transalta Corporation  
Debbie and Garth Vickery  
Robert Weston  
Gloria Wilkinson



## ROCKY VIEW COUNTY

### **Schedule 'E' - Pre-Recorded Audio/Video Submissions in Opposition** **North Springbank Area Structure Plan**

Richard Clark

Cal Johnson on behalf of William Lafever, Patrick and Jen Klassen

John Bargman

William Hornaday

Janet Ballentyne on behalf of Rocky View Forward

Ena Spalding on behalf of Springbank Community Planning Association

Kim Magnuson on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren

Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and

Janet Trott

Jeff and Morie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



## ROCKY VIEW COUNTY

### **Schedule 'F' - Email Submissions in Support and Opposition** **North Springbank Area Structure Plan**

#### Opposition

Jerry Arshinoff  
Shannon Bailey  
Janet Ballantyne  
John F. Bargman  
Simone Byers  
Simone Byers on behalf of the Springbank Community Association  
Simone Byers on behalf of NSWC  
Carol Meibock  
Jim and Tina Cheng  
Richard Clark  
Jan Erisman  
Karin Finley  
Roger Galbraith  
Karin Hunter on behalf of the Springbank Community Association  
Cal Johnson  
Dana Longeway  
Kim Magnuson  
David McColl  
Brian Mckersie & Campion Swartout  
Tony Meibock  
Janet Ballantyne on behalf of Rocky View Forward  
Anastasia Selimos  
Ena Spalding  
Deborah Teale  
Transalta Corporation  
Debbie and Garth Vickery  
Ron Zazelenchuk