



# ROCKY VIEW COUNTY

## COUNCIL MEETING MINUTES

Tuesday, March 23, 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  
Councillor M. Kamachi (participated electronically)  
Councillor K. Hanson (participated electronically)  
Councillor A. Schule (participated electronically)  
Councillor J. Gautreau (participated electronically)  
Councillor G. Boehlke  
Councillor S. Wright (participated electronically) (arrived at 9:01 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  
B. Beach, A/Executive Director, Community Development Services  
A. Zaluski, Director, Legislative Services  
A. Yurkowski, A/Manager, Capital Project Management  
D. Kazmierczak, Manager, Planning Policy  
G. Nijjar, Manager, Planning and Development Services  
S. Hulsman, Manager, Transportation Services  
S. Seroya, Manager, Utility Services  
A. Wilson, Lead Tax Representative, Financial Services  
I. Smith, Lead Asset Management, Transportation Services  
J. Koole, Lead Solid Waste and Recycling Advisor, Utility Services  
J. Lee, Supervisor Engineering Services, Planning & Development Services  
S. MacLean, Supervisor Planning & Development, Planning & Development Services  
L. Cox, Planner, Planning & Development Services  
O. Newman, Planner, Planning & Development Services  
X. Deng, Planner, Planning & Development Services  
B. Manshanden, Intergovernmental Affairs Coordinator, 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 Wright who arrived at 9:01 a.m.



**B Updates/Approval of Agenda**

MOVED by Deputy Reeve McKylor that the March 23, 2021 Council meeting agenda be accepted as presented.

Carried

**C-1 February 16, 2021 Special Council Meeting Minutes**

**C-2 March 2, 2021 Special Council Meeting Minutes**

**C-3 March 9, 2021 Council Meeting Minutes**

MOVED by Deputy Reeve McKylor that the February 16, 2021 Special Council meeting minutes be approved as presented;

AND THAT the March 2, 2021 Special Council meeting minutes be approved as presented;

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

Carried

**E-1 Division 9 - Bylaw C-8128-2021 - Road Allowance Closure Item  
File: PL20200162 (07835004)**

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

Carried

Person(s) who presented: Dennis Campbell (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 9:55 a.m. The Chair called the meeting back to order at 10:01 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: Larry Kenschuk on behalf of George Thompson Sarah Bigelow and Billy Richards

The Chair called for a recess at 10:02 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

Person(s) who presented rebuttal: Dennis Campbell (Applicant)

MOVED by Councillor Kissel that the public hearing for item E-1 be closed at 10:33 a.m.

Carried



MOVED by Councillor Kissel that Bylaw C-8128-2021 be refused.

Carried

The Chair called for a recess at 10:39 a.m. and called the meeting back to order at 10:43 a.m. with all previously mentioned members present.

Motion Arising:

MOVED by Councillor Kissel that Administration be directed to work with Mr. Campbell to have a development agreement put in place.

Amending Motion:

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

THAT Administration be directed to work with Mr. Campbell to have a development agreement put in place **at no cost to the applicant.**

Carried

Amending Motion:

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

THAT Administration be directed to work with Mr. Campbell to have a development agreement **for Township Road 275A** put in place at no cost to the applicant.

Carried

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

Motion Arising / Main Motion as amended:

MOVED by Councillor Kissel that Administration be directed to work with Mr. Campbell to have a development agreement for Township Road 275A put in place at no cost to the applicant.

Carried

The Chair called for a recess at 10:55 a.m. and called the meeting back to order at 11:01 a.m. with all previously mentioned members present, with the exception of Councillor Kamachi and Councillor Schule.

Councillor Schule returned to the meeting at 11:02 a.m.

**E-2 Division 4 - Bylaw C-8059-2020 - Redesignation Item - Business Use**  
**File: PL20200061 (03308007)**

MOVED by Councillor Schule that the public hearing for item E-2 be opened at 11:03 a.m.

Carried

Councillor Kamachi returned to the meeting at 11:06 a.m.

Person(s) who presented: Paul Schneider (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 11:13 a.m. The Chair called the meeting back to order at 11:17 a.m. with all previously mentioned members present, with the exception of Councillor Schule, and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Councillor Schule returned to the meeting at 11:19 a.m.

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-2 be closed at 11:23 a.m. Carried

MOVED by Councillor Schule that Bylaw C-8059-2020 be amended in accordance with Attachment C. Defeated

MOVED by Councillor Hanson that Bylaw C-8059-2020 be tabled to consider an alternative Land Use District that is more conducive to the transitional nature of the parcel to surrounding residential uses and more in alignment with the proposed business. Carried

**E-3 Division 9 - Bylaw C-7989-2019 - Redesignation Item – Residential and Agricultural Uses**  
**File: PL20190186 (06732004)**

Councillor Hanson and Councillor Wright left the meeting at 11:32 a.m.

MOVED by Councillor Kissel that the public hearing for item E-3 be opened at 11:33 a.m. Carried  
Absent: Councillor Hanson  
Councillor Wright

Councillor Hanson returned to the meeting at 11:34 a.m.

Person(s) who presented: Paul Jacobs (Applicant)

Councillor Wright returned to the meeting at 11:37 a.m.

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None



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The Chair made the final call for email submissions and called for a recess at 11:39 a.m. The Chair called the meeting back to order at 11:44 a.m. with all previously mentioned members present, with the exception of Councillor Schule and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

Councillor Schule returned to the meeting at 11:45 a.m.

MOVED by Councillor Kissel that the public hearing for item E-3 be closed at 11:45 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7989-2019 be amended in accordance with Attachment C.

Carried

MOVED by Councillor Kissel that Bylaw C-7989-2019 be given second reading, as amended

Carried

MOVED by Councillor Kissel that Bylaw C-7989-2019 be given third and final reading, as amended

Carried

### **I-1 All Divisions - Calgary Metropolitan Regional Board (CMRB) Update**

Reeve Henn provided an update on the activities of the Calgary Metropolitan Region Board since the March 9, 2021 Council meeting.

The Chair called for a recess at 11:52 a.m. and called the meeting back to order at 1:01 p.m. with all previously mentioned members present.

### **E-4 Division 1 - Bylaw C-7955-2019 - Conceptual Scheme – Fawn Hills of Bragg Creek File: PL20190103 (03915024)**

### **E-5 Division 1 - Bylaw C-7956-2019 - Redesignation from Agricultural to Residential File: PL20190102 (03915024)**

MOVED by Councillor Kamachi that the public hearing for item E-4 and E-5 be opened concurrently at 1:03 p.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)  
Ken Hugo, Groundwater Resources Information  
Technologies Ltd.  
Jason Dunn, Bunt & Associates



Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Dani Moon  
Dan Sparkes  
David Cebuliak  
Susan McKeague  
Andrea Sparkes  
Renee Delorme

The Chair made the final call for email submissions and called for a recess at 1:58 p.m. The Chair called the meeting back to order at 2:04 p.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: Rob and Rosemary Bartlett  
Doug Brennan  
Anne Brown  
Jackaleen Kelly  
Dave and Kate Kunz  
Eric Lloyd  
Peter Tucker  
Randall Provost  
Dean Cockshutt  
Anne Brown and David Cebuliak  
Greg Potter  
Andrea Sparkes

The Chair called for a recess at 2:05 p.m and called the meeting back to order at 2:29 p.m with all previously mentioned members present.

Person(s) who presented rebuttal: Bart Carswell, Carswell Planning (Applicant)  
Alan Hudye (Owner)

MOVED by Councillor Kamachi that the public hearing for item E-1 be closed at 2:41 p.m. Carried

MOVED by Councillor Kamachi that application PL20190103 be refused. Carried

MOVED by Councillor Kamachi that application PL20190102 be refused. Carried



**F-1 All Divisions - 2021 Solid Waste Servicing Strategy**  
**File: N/A**

Presenter: Myron Moore, Mooreview Management Consulting Inc.

MOVED by Councillor Boehlke that the 2021 Solid Waste Servicing Strategy be amended to include an addition to goal #9 as follows:

Advocate with regional neighbours to promote waste to energy to become the go to for waste disposal.

Carried

Motion Arising:

MOVED by Deputy Reeve McKylor that Administration be directed to bring back a report on waste to energy solutions, including technologies, regional markets and economic costs/benefits to Council by end of July, 2021.

Carried

MOVED by Deputy Reeve McKylor that the 2021 Solid Waste Servicing Strategy be approved as presented in Attachment 'A' (as amended) to replace the 2007-2057 Solid Waste Master Plan;

AND THAT progress on the 2021 Solid Waste Servicing Strategy be reported back to Council annually.

Carried

**F-2 Division 3 - Mackenas Estates Update**  
**File: N/A**

MOVED by Councillor Hanson that the Mackenas Estates Update report be received as information.

Carried

**F-3 Divisions 2, 4, and 8 - Maintenance of Municipal and School Reserve Grounds**  
**File: N/A**

Councillor Kamachi left the meeting at 3:43 p.m. and returned to the meeting at 3:44 p.m.

MOVED by Councillor Schule that Administration be directed to contribute financially to the maintenance of playing fields located on Municipal and School Reserves.

Carried

The Chair called for a recess at 3:47 p.m. and called the meeting back to order 3:56 p.m. with all previously mentioned members present.

**F-4 Division 8 - Neighbours Against High Water (NAHW)**  
**File: N/A**

MOVED by Councillor Wright that the Neighbours Against High Water (NAHW) update be received as information.

Carried



**F-5 Division 4 and 5 - Cooperative Stormwater Management Initiative (CSMI) Budget Adjustment  
File: 1015-750**

MOVED by Councillor Gautreau that the Budget Adjustment for Cooperative Stormwater Management Initiative (CSMI) be approved as described in Attachment 'A'.

Carried

**F-6 All Divisions - 2021 Tax Recovery Sale Properties – Reserve Bids  
File: 0785**

MOVED by Councillor Hanson that the reserve bids for the 2021 tax recovery sale be approved as per Attachment 'A'.

Carried

**F-7 All Divisions - Infrastructure Cost Recovery Policy 406  
File: N/A**

MOVED by Councillor Hanson that Infrastructure Cost Recovery Policy C-406 be amended as per Attachment 'A'.

Carried

**F-8 All Divisions - Intermunicipal Development Plan between the Village of Beiseker and Rocky View County  
File: N/A**

MOVED by Councillor Boehlke that an Intermunicipal Development Plan between Rocky View County and the Village of Beiseker is not required at this time.

Carried

**F-9 All Divisions - Additional Special Council Meetings and Public Hearing Prioritization  
File: N/A**

MOVED by Councillor Wright that Administration be directed to work with the Reeve to schedule additional special Council meetings on the following dates and times:

- Tuesday, May, 4, 2021 at 9:00 a.m.
- Tuesday, June 1, 2021 at 9:00 a.m.
- Tuesday, July 6, 2021 at 9:00 a.m.
- Tuesday, September 7, 2021 at 9:00 a.m.

Defeated

The Chair called for a recess at 4:54 p.m. and called the meeting back to order at 5:01 p.m. with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 5:02 p.m.





Main Motion:

MOVED by Councillor Boehlke that Administration be directed to schedule a regular Council meeting every Tuesday, starting May 4, 2021 and ending September 21, 2021.

Amending Motion:

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

THAT Administration be directed to schedule a regular Council meeting every Tuesday, starting May 4, 2021 and ending September 21, 2021, **excluding the month of August.**

Carried

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

Main Motion as Amended:

MOVED by Councillor Boehlke that Administration be directed to schedule a regular Council meeting every Tuesday, starting May 4, 2021 and ending September 21, 2021, excluding the month of August.

Carried

MOVED by Councillor Boehlke that Administration be directed to schedule public hearings at these additional regular Council meetings at its discretion, in accordance with regular procedures.

Carried

**G-1 All Divisions - Borrowing Bylaw C-8165-2021 – Blazer Water System Acquisition**  
**File: N/A**

MOVED by Councillor Gautreau that Administration be directed to begin the process that will facilitate the purchase of the Blazer Water System.

Carried

MOVED by Councillor Gautreau that Borrowing Bylaw C-8165-2021 be given first reading.

Carried

**G-2 All Divisions - Borrowing Bylaw C-8166-2021 – Cochrane Lakes Water Acquisition**  
**File: N/A**

MOVED by Councillor Hanson that Administration be directed to begin the process that will facilitate the purchase of the Horse Creek Water & Waste Water Services Inc.

Carried

MOVED by Councillor Hanson that Borrowing Bylaw C-8166-2021 be given first reading.

Carried

Councillor Boehlke left the meeting at 5:43 p.m. and returned to the meeting at 5:45



## ROCKY VIEW COUNTY

**G-3 All Divisions - Bylaw C-8164-2021 - Wheatland and Rocky View County Intermunicipal Development Plan**

File: N/A

**G-4 Division 9 - Bylaw C-8137-2021 - First Reading Bylaw – Residential Redesignation**

File: PL20200189 (06812016)

**G-5 Division 4 - Bylaw C-8142-2021 - First Reading Bylaw – Residential and Special Uses**

File: PL20210007 (03222002/003/091)

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

- Bylaw C-8164-2021
- Bylaw C-8137-2021
- Bylaw C-8142-2021

Carried  
Absent: Councillor Boehlke

**G-6 Division 4 - Bylaw C-8161 - First Reading Bylaw – Conceptual Scheme Amendment**

File: PL20210008 (03214001/03214009)

Councillor Schule declared a pecuniary interest and abstained from the discussion and voting on first reading of Bylaw C-8161-2021. Councillor Schule left the meeting at 5:45 p.m.

MOVED by Deputy Reeve McKylor that Bylaw C-8161-2021 be given first reading.

Carried  
Abstained: Councillor Schule

**M-1 Closed Session Item - Harmony Water System Update**

File: RVC2021-07

**M-2 Closed Session Item - Request from the Town of Cochrane**

File: RVC2021-09

MOVED by Councillor Hanson that Council move into closed session at 5:46 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Harmony Water System Update

- Section 16 - Disclosure harmful to the business interests of a third party
- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

Carried  
Absent: Councillor Schule



M-2 – Request from the Town of Cochrane

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

Carried  
Absent: Councillor Schule

Councillor Schule returned to the meeting during the closed session.

Council held the closed session for confidential items M-1 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
G. Kaiser, Executive Director, Community and Business  
K. Robinson, Executive Director, Corporate Services  
S. Seroya, Manager, Utility Services  
B. Scott, Executive Coordination

Council held the closed session for confidential items M-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer  
G. Kaiser, Executive Director, Community and Business  
K. Robinson, Executive Director, Corporate Services  
A. Zaluski, Director, Legislative Services  
B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 6:54 p.m.

Carried

**M-1 Closed Session Item - Harmony Water System Update**  
**File: RVC2021-07**

MOVED by Deputy Reeve McKylor that Administration be directed to report back to Council by the end of May, 2021 on the HAWSCO utility financial information.

Carried

**M-2 Closed Session Item - Request from the Town of Cochrane**  
**File: RVC2021-09**

Council rose without report following the closed session for this item.

**J-1 All Divisions - 2021 Council Priorities and Significant Issues List**

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

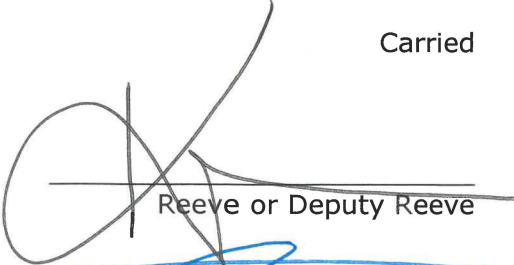


ROCKY VIEW  
COUNTY

**N Adjourn the Meeting**

MOVED by Councillor Hanson that the March 23, 2021 Council Meeting be adjourned at 6:55 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate