



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, April 13, 2021

9:01 AM

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

Present: Deputy Reeve K. McKylor
Reeve D. Henn (participated electronically)
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)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
K. Robinson, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
B. Beach, A/Executive Director, Community Development Services
A. Zaluski, Director, Legislative Services
A. Yurkowski, Manager, Capital Project Management
B. Woods, Manager, Financial Services
D. Kazmierczak, Manager, Planning Policy
G. Nijjar, Manager, Planning and Development Services
L. Wesley, Manager, Enforcement Services
S. Seroya, Manager, Utility Services
S. MacLean, Supervisor Planning & Development, Planning & Development
Services
J. Anderson, Senior Planner, Planning Policy
L. Cox, Planner, Planning & Development Services
O. Newman, Planner, Planning & Development Services
A. Panaguiton, Community Project Coordinator, Recreation, Parks and Community
Support
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 Reeve Henn that the April 13, 2021 Council meeting agenda be amended as follows:

- Add Emergent General Business Item F-6 – Appointment of Acting Chief Administrative Officer

Carried

MOVED by Councillor Boehlke that the requirement for notice be waived for the April 13, 2021 Council meeting in accordance with section 54(1) of the Procedure Bylaw.

Carried

MOVED by Councillor Boehlke that the April 13, 2021 Council meeting agenda be amended as follows:

- Add Emergent General Business Item F-7 – Public Info on CMRB

Carried

MOVED by Councillor Boehlke that the April 13, 2021 Council meeting agenda be approved as amended.

Carried

C-1 March 23, 2021 Council Meeting Minutes

MOVED by Councillor Boehlke that the March 23, 2021 Council meeting minutes be approved as presented.

Carried

**E-1 Division 8 - Bylaw C-8037-2020 - Agricultural to Residential and Public Services
File: PL20200010 (05724053)**

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

Carried

Person(s) who presented: Paul Jacobs (Stormwater Solutions)
Nathan Prins (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 9:41 a.m. The Chair called the meeting back to order at 9:47 a.m. with all previously mentioned members present and declared email submissions closed, with the exception of Councillor Boehlke who returned to the meeting at 9:48 a.m.



Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Wright that the public hearing for item E-1 be closed at 9:50 a.m. Carried

MOVED by Councillor Wright that Bylaw C-8037-2020 be tabled to determine the actual building envelope and to determine if there is contiguous 1 acre on each lot. Defeated

MOVED by Councillor Wright that application PL20200010 be refused. Defeated

MOVED by Councillor Boehlke that Bylaw C-8037-2020 be amended in accordance with Attachment C. Carried

MOVED by Councillor Boehlke that Bylaw C-8037-2020 be given second reading, as amended. Carried

The Chair called for a recess at 10:19 a.m. and called the meeting back to order at 10:26 a.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 10:28 a.m.

MOVED by Councillor Boehlke that Bylaw C-8037-2020 be given third and final reading, as amended. Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:36 a.m. with all previously mentioned members present.

F-6 All Divisions - Appointment of Acting Chief Administrative Officer
File: N/A

MOVED by Reeve Henn that Kent Robinson be appointed as Acting Chief Administrative Officer for Rocky View County, to be effective April 13, 2021. Carried



**E-2 Division 2 - Bylaw C-8138-2021 - River Edge Conceptual Scheme & Direct Control
District 168
File: PL20210014 (04717004/04717005)**

Deputy Reeve McKylor vacated the Chair as application PL20210014 was located in Division 2 and she wished to participate in the discussion and voting on the item. Councillor Boehlke assumed the Chair.

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be opened at 10:46 a.m.
Carried

Person(s) who presented: Robert Price (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 11:04 a.m. The Chair called the meeting back to order at 11:10 a.m. with all previously mentioned members present and declared email submissions closed, with the exception of Reeve Henn who returned to the meeting at 11:11 a.m.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Robert Price (Applicant)

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be closed at 11:13 a.m.
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8138-2021 be amended in accordance with Attachment C.
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8138-2021 be given second reading, as amended.
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8138-2021 be given third and final reading, as amended.
Carried

Councillor Boehlke vacated the Chair and Deputy Reeve McKylor reassumed the Chair.



F-1 All Divisions - 2021 Spring Budget Finalization
File: 0660

MOVED by Councillor Hanson that the operating and capital budget adjustment be approved as presented in Attachment 'A'.

Carried

MOVED by Councillor Boehlke that the budget to accommodate a 0% tax increase be approved as presented in Attachment 'B'.

Carried

MOVED by Reeve Henn that the budget adjustment to accommodate external requisitions be approved as presented in Attachment 'C'.

Carried

F-2 All Divisions - Credit Card Payments for Taxes
File: 0785

MOVED by Councillor Hanson that Administration be directed to bring back budget adjustments by the end of May 2021 for Council's consideration to begin the process of accepting online credit card payments by implementing a custom IT solution.

Carried

F-3 All Divisions - Traffic Safety Act Enforcement on Primary Highways
File: N/A

MOVED by Councillor Wright that Administration be directed to request permission from the Province of Alberta to allow the County COP-1's to conduct Traffic Safety Act enforcement on primary highways.

Carried

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 3 - Bylaw C-8120-2020 - Highway 1 / Old Banff Coach Road Proposal
File: PL20200087 (04736002/6011)

E-4 Division 3 - Bylaw C-8121-2020 - Highway 1 / Old Banff Coach Road Proposal
PL20200083 (04736002/6011)

E-5 Division 3 - Bylaw C-8122-2020 - Highway 1 / Old Banff Coach Road Proposal
File: PL20200084 (04736002/6011)

MOVED by Councillor Hanson that the public hearings for items E-3, E-4 and E-5 be opened concurrently at 1:03 p.m.

Carried



MOVED by Councillor Hanson that Council receive the additional letter from the City of Calgary dated April 7, 2021 on proposed Bylaw C-8120-2020, Bylaw C-8121-2020, and Bylaw C-8122-2020, being the Central Springbank ASP amendment, proposed Hwy 1 / OBCR Conceptual Scheme, and land use amendment.

Carried

Person(s) who presented: Ben Mercer, Qualico Communities (Applicant)
Cary Kienitz, Qualico Communities (Applicant)
David Symes, Stantec

MOVED by Councillor Hanson that the presentation time limit be extended in accordance with section 185(1) and (2) of the Procedure Bylaw.

Carried

The Chair called for a recess at 2:18 p.m. and called the meeting back to order at 2:30 p.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'

The Chair made the final call for email submissions and called for a recess at 3:36 p.m. The Chair called the meeting back to order at 3:43 p.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: Listed in Schedule 'B'

Email submissions in opposition: Listed in Schedule 'B'

The Chair called for a recess at 3:50 p.m. and called the meeting back to order at 4:10 p.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 4:11 p.m.

Person(s) who presented rebuttal: Cary Kienitz, Qualico Communities (Applicant)
David Symes, Stantec
Brad Tiedemann, Stantec

MOVED by Councillor Hanson that the public hearings for items E-3, E-4 and E-5 be closed at 4:41 p.m.

Carried

MOVED by Councillor Hanson that Bylaw C-8120-2020, Bylaw C-8121-2020 and C-8122-2020 be referred to Administration for further collaboration and coordination with the City of Calgary and for addition community engagement and consultation with area residents.

Defeated



MOVED by Councillor Hanson that PL20200087, PL20200083 and PL20200084 be refused.
Defeated

The Chair called for a recess at 5:05 p.m. and called the meeting back to order at 5:10 p.m. with all previously mentioned members present.

MOVED by Councillor Gautreau that Bylaw C-8120-2020 be amended in accordance with Attachment C.
Carried

MOVED by Councillor Gautreau that Bylaw C-8120-2020 be given second reading, as amended.
Carried

MOVED by Councillor Gautreau that Bylaw C-8120-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
Carried

MOVED by Councillor Gautreau that Bylaw C-8121-2020 be amended in accordance with Attachment D.
Carried

MOVED by Councillor Gautreau that Bylaw C-8121-2020 be given second reading, as amended.
Carried

MOVED by Councillor Gautreau that Bylaw C-8121-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
Carried

MOVED by Councillor Gautreau that Bylaw C-8122-2020 be amended in accordance with Attachment E.
Carried

MOVED by Councillor Gautreau that Bylaw C-8122-2020 be given second reading, as amended.
Carried

MOVED by Councillor Gautreau that Bylaw C-8122-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
Carried

The Chair called for a recess at 5:18 p.m. and called the meeting back to order at 5:30 p.m. with all previously mentioned members present.



F-4 Division 5 - Dalroy U.F.A Association Grant Application Approval Request – Dalroy Community Hall
File: N/A

Councillor Schule left the meeting at 5:32 p.m.

MOVED by Councillor Gautreau that Dalroy U.F.A Association's request to list Rocky View County as the partnering municipality on their application to FCC AgriSpirit Fund for \$9500.00 be approved.

Carried
Absent: Councillor Schule

F-5 Division 8 - Silverhorn Berm Update
File: N/A

MOVED by Councillor Wright that the Silverhorn Berm Update report be received for information.

Carried
Absent: Councillor Schule

Councillor Schule returned to the meeting at 5:40 p.m.

F-7 All Divisions - Public Info on CMRB
File: N/A

WHEREAS: The province of AB has mandated membership in a non elected fourth level of government, Calgary Metropolitan Growth Board.

WHEREAS: Rocky View County currently has negotiated and maintains over 100 inter municipal agreements, and finds this board to be redundant and creating huge amounts of land owner rights issues as well as producing unnecessary RED TAPE!

WHEREAS: RVC residents deserve to be made aware of the ramifications this growth board will have on their future land rights.

WHEREAS: it is the responsibility of RVC council to inform residents/ rate payers of important issues that will have a negative effect on their properties and rights.

WHEREAS: This board has hired a American planning firm that has an urban bias., and a limited knowledge of this region.

WHEREAS: the proposed growth plan limits growth to areas in the county that are considered "Joint Planning Areas", grossly limiting the potential of many important areas in the county. EG: the Spring bank area.

WHEREAS: RVC administration and council have worked hard and been very successful in diversifying our counties assessment base! (RVC has the 5th largest equalized assessment in the province, behind only Edmonton, Calgary, Strthcona county and Wood Buffalo). And this board threatens our future



WHEREAS: RVC is only municipality in AB that surrounds on three sides a large urban center (Calgary) making the county especially unique !

WHEREAS: the resident of Rocky View have elected Councillors to make decisions on their behalf and do not wish to succumb to the desires of our urban neighbor's.

Main Motion:

MOVED by Councillor Boehlke that RVC council direct administration to prepare a factual message to county rate payers informing our residents and ratepayers of all the aspects of this growth plan and board that may have a negative effect on their land owner rights. This message to be distributed out by all pertinent communication means, by April 30/21.

The Chair called for a recess at 6:15 p.m. and called the meeting back to order at 6:24 p.m. with all previously mentioned members present.

Amending Motion:

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

THAT Rocky View Council direct Administration to prepare a factual message to County ratepayers informing our residents and ratepayers of all the aspects of this growth plan and board that may have a negative effect on their land owner rights, ~~This message to be distributed out by all pertinent communication means, by April 30/21.~~ with a communications plan to be brought to the May 4, 2021 Council meeting for consideration.

Carried

Amending Motion:

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

THAT Rocky View Council direct Administration to prepare a factual message to County ratepayers informing our residents and ratepayers of all the aspects of this growth plan and board that may have an ~~negative effect~~ impact on their land owner rights, with a communications plan to be brought to the May 4, 2021 Council meeting for consideration.

Carried

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

Main Motion as Amended:

MOVED by Councillor Boehlke that Rocky View Council direct Administration to prepare a factual message to County ratepayers informing our residents and ratepayers of all the aspects of this growth plan and board that may have an impact on their land owner rights, with a communications plan to be brought to the May 4, 2021 Council meeting for consideration.

Carried

G-1 Division 5 - Bylaw C-8158-2021 - First Reading Bylaw – Commercial/Industrial Redesignation
File: PL20200065 (05330003)



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- G-2 Division 2 - Bylaw C-8153-2021 - First Reading Bylaw – Conceptual Scheme Amendments**
File: PL20200121 (Harmony Plan Area)
- G-3 Division 2 - Bylaw C-8154-2021 - First Reading Bylaw – Conceptual Scheme Appendix C Amendments**
File: PL20200122 (Harmony Plan Area)
- G-4 Division 2 - Bylaw C-8155-2021 - First Reading Bylaw – Conceptual Scheme Amendment**
File: PL20200123 (Harmony Plan Area)
- G-5 Division 2 - Bylaw C-8156-2021 - First Reading Bylaw – Conceptual Scheme Amendment**
File: PL20200124 (Harmony Plan Area)
- G-6 Division 2 - Bylaw C-8157-2021 - First Reading Bylaw – Amendments to Direct Control District (DC 129)**
File: PL20200125 (Harmony Plan Area)
- G-7 Division 5 - Bylaw C-8148-2021 - First Reading Bylaw – Redesignation**
File: PL20210005 (03230002)
- G-8 Division 8 - Bylaw C-8136-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20210011 (06713051)
- G-9 Division 4 - Bylaw C-8152-2021 - First Reading Bylaw – Redesignation**
File: PL20210017 (03213009)
- G-10 Division 4 - Bylaw C-8151-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20210019 (02236011)
- G-11 Division 7 - Bylaw C-8163-2021 - First Reading Bylaw – Agricultural Redesignation**
File: PL20210037 (07504002)

MOVED by Councillor Hanson that the following Bylaws receive first reading:

- Bylaw C-8158-2021
- Bylaw C-8153-2021
- Bylaw C-8154-2021
- Bylaw C-8155-2021
- Bylaw C-8156-2021
- Bylaw C-8157-2021
- Bylaw C-8148-2021
- Bylaw C-8136-2021
- Bylaw C-8152-2021
- Bylaw C-8151-2021
- Bylaw C-8163-2021

Carried



I-1 All Divisions - Calgary Metropolitan Region Board (CMRB) Update
File: N/A

The Calgary Metropolitan Region Board (CMRB) Update for April 13, 2021 was provided as information.

M-1 Closed Session Item - Langdon Waterworks – Franchise Agreement Update
File: RVC2021-10

MOVED by Reeve Henn that Council move into closed session at 6:41 p.m. to consider the confidential item “Langdon Waterworks – Franchise Agreement Update” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Langdon Waterworks – Franchise Agreement 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

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

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

MOVED by Reeve Henn that Council move into open session at 7:16 p.m.

Carried
Absent: Councillor Kissel

MOVED by Councillor Schule that Administration be directed further to negotiate with Langdon Waterworks an acceptable purchase equation to be included within the Franchise Agreement.

Carried
Absent: Councillor Kissel

J-1 All Divisions - 2021 Council Priorities and Significant Issues List
File: N/A

The 2021 Council Priorities and Significant Issues List for April 13, 2021 was provided as information.



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N Adjourn the Meeting

MOVED by Councillor Schule that the April 13, 2021 Council Meeting be adjourned at 7:18 p.m.

Carried

Absent: Councillor Kissel

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Reeve or Deputy Reeve

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Chief Administrative Officer or Designate



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Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition

Debbie Vickery on behalf of herself and Garth Vickery
Calvin Johnson on behalf of Central Springbank Residents, including William LaFave, Patrick and Jen Klassen
Anita Zuchek
Garth Vickery
John Bargman
Ena Spalding on behalf of the Springbank Community Planning Association
Allison Hepburn
Roger Galbraith
Mark Maier on behalf of Gina Maier, Brayden Maier and Helena Maier
Janet Ballantyne on behalf of Rocky View Forward
Elaine Lehto
Jayne Ruttan



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Schedule 'B' - Email Submissions in Support and Opposition

Al and Diane Schmidt
Dave Pierce
Debbie Vickery
Ed Fong
Ena Spalding
Jan Erisman
Jerry and Diane Arshinoff
Karin Finley on behalf of Joan Snyder and the Snyder team
Kim Magnuson
Margaret Bahcheli on behalf of the KO Art Centre
Richard Clark
Rocky View Forward
Sharon Parker
Tamara Schmidt
Thomas and Barbara Nardin