



# ROCKY VIEW COUNTY

## COUNCIL MEETING MINUTES

Tuesday, April 27, 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) (arrived at 9:03 a.m.)  
Councillor G. Boehlke (left at 5:30 p.m. and did not return)  
Councillor S. Wright (participated electronically) (arrived at 9:01 a.m.)  
Councillor C. Kissel (participated electronically)

Also Present: 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  
B. Woods, Manager, Financial Services  
D. Kazmierczak, Manager, Planning Policy  
G. Nijjar, Manager, Planning and Development Services  
S. Seroya, Manager, Utility Services  
S. Hulsman, Manager, Transportation Services  
B. Bateman, Supervisor Treasury, Financial Services  
S. MacLean, Supervisor Planning & Development, Planning & Development  
Services  
C. Lombardo, Planner, Planning & Development Services  
L. Cox, Planner, Planning & Development Services  
O. Newman, Planner, Planning & Development Services  
S. Thompson, Planner, Planning & Development Services  
X. Deng, Planner, Planning & Development Services  
D. Dimopoulos, FCSS Coordinator, Recreation, Parks and Community Support  
K. Tuff, Legislative Officer, Legislative Services  
M. Mitton, Legislative Officer, Legislative Services  
T. Andreasen, Legislative Officer, 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 to the meeting at 9:01 a.m. and Councillor Gautreau who arrived to the meeting at 9:03 a.m.



**B Updates/Approval of Agenda**

MOVED by Deputy Reeve McKylor that the April 27, 2021 Council meeting agenda be amended as follows:

- Remove item E-2 - Bylaw C-8113-2021 - Redesignation Item – Residential and Agricultural Uses

Carried

MOVED by Deputy Reeve McKylor that the April 27, 2021 Council meeting agenda be approved as amended.

Carried

**C-1 April 13, 2021 Council Meeting Minutes**

**C-2 April 20, 2021 Special Council Meeting Minutes**

MOVED by Deputy Reeve McKylor that the April 13, 2021 Council meeting minutes be approved as presented;

AND THAT the April 20, 2021 special Council meeting minutes be approved as presented.

Carried

**E-1 Division 2 - Bylaw C-8093-2020 - Residential Redesignation  
File: PL20200107 (04718006)**

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be opened at 9:17 a.m.

Carried

Person(s) who presented: Paul and Barb Viergutz (Applicant)

The Chair called for a recess at 9:29 a.m. and called the meeting back to order at 9:34 a.m. with all previously mentioned members present.

Pre-recorded audio/video presentations in support: Eric Lowther

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:40 a.m. The Chair called the meeting back to order at 9:46 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: Donald and Michele Curry

Email submissions in opposition: None



The Chair called for a recess at 9:47 a.m. and called the meeting back to order at 9:52 a.m. with all previously mentioned members present.

Person(s) who presented rebuttal: None

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be closed at 9:59 a.m.  
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8093-2020 be amended in accordance with Attachment C.  
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8093-2020 be given second reading, as amended.  
Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8093-2020 be given third and final reading, as amended.  
Carried

**D-1 All Divisions - 2020 Year End Financial Statements**  
**File: 0630**

Councillor Hanson left the meeting at 10:22 a.m. and returned to the meeting at 10:25 a.m.

MOVED by Deputy Reeve McKylor that Council move into closed session at 10:42 a.m. pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- 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 item D-1 with the no additional people in attendance.

MOVED by Councillor Hanson that Council move into open session at 11:46 a.m.  
Carried

MOVED by Councillor Boehlke that the 2020 Audited Financial Statements be approved as presented in Attachment 'A'.  
Carried



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**G-6 Division 9 - Bylaw C-8159-2021 - First Reading Bylaw – Residential Redesignation**  
**File: PL20210016 (06826038)**

**G-7 Division 5 - Bylaw C-8160-2021 - First Reading Bylaw – Redesignation**  
**File: PL20210028 (05307009)**

**G-8 Division 5 - Bylaw C-8162-2021 - First Reading Bylaw – Redesignation**  
**File: PL20210031 (05308010)**

**G-9 Division 7 - Bylaw C-8167-2021 - First Reading Bylaw – Redesignation**  
**File: PL20210034 (06518002)**

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

- Bylaw C-8159-2021
- Bylaw C-8160-2021
- Bylaw C-8162-2021
- Bylaw C-8167-2021

Carried

The Chair called for a recess at 11:55 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

**E-3 Division 1 - Bylaw C-8028-2020 - Redesignation Item – Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR)**  
**File: PL20190206 (03912039)**

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

Carried

Person(s) who presented: Kimberley French (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 1:11 p.m. The Chair called the meeting back to order at 1:15 p.m. with all previously mentioned members present, with the exception of Councillor Hanson, and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None



MOVED by Councillor Kamachi that the public hearing for item E-3 be closed at 1:16 p.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:17 p.m.

MOVED by Councillor Kamachi that Bylaw C-8028-2020 be amended in accordance with Attachment C.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8028-2020 be given second reading, as amended.

Carried

MOVED by Councillor Kamachi that Bylaw C-8028-2020 be given third and final reading.

Carried

**E-4 Division 5 - Bylaw C-8106-2020 - Redesignation Item – Special Use**  
**File: PL20200149 (05320006)**

MOVED by Councillor Gautreau that the public hearing for item E-4 be opened at 1:22 p.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (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 p.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 Gautreau that the public hearing for item E-4 be closed at 1:43 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-8106-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8106-2020 be given third and final reading.

Carried



## ROCKY VIEW COUNTY

**E-5 Division 1 - Bylaw C-8004-2020 - Redesignation Item – Agricultural, General District to Direct Control**

**File: PL20190198 (04834011)**

MOVED by Councillor Kamachi that the public hearing for item E-5 be opened at 1:48 p.m.

Carried

Person(s) who presented: Phil Dack, Mediated Solutions (Applicant)  
Vaughn Reid (Owner)

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 2:22 p.m. The Chair called the meeting back to order at 2:27 p.m. with all previously mentioned members present and declared email submissions closed.

The Reeve left the meeting and vacated the Chair at 2:22 p.m. Deputy Reeve McKylor assumed the Chair.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Phil Dack, Mediated Solutions (Applicant)

MOVED by Councillor Kamachi that the public hearing for item E-5 be closed at 2:30 p.m.

Carried

Absent: Reeve Henn

MOVED by Councillor Kamachi that Bylaw C-8004-2020 be amended in accordance with Attachment D.

Defeated

Absent: Reeve Henn

MOVED by Councillor Boehlke that further consideration of Bylaw C-8004-2020 be tabled sine die and that the Applicant be directed to resume negotiations with Alberta Transportation on the road closure issue on Township Road 245A.

Carried

Absent: Reeve Henn

The Chair called for a recess at 2:41 p.m. and called the meeting back to order at 2:45 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke.



**F-1 Division 1 - Development Permit: Film Production Facility / Listed DC Use, with no Variances**  
**File: PRDP20211333 (04912004)**

MOVED by Councillor Kamachi that the applicant be allowed to address Council in accordance with section 79 of the Procedure Bylaw.

Carried  
Absent: Reeve Henn  
Councillor Boehlke

Councillor Boehlke returned to the meeting at 2:47 p.m.

MOVED by Councillor Hanson that Development Permit No. PRDP20211333 be approved with the conditions noted in Attachment 'A', as recommended by Administration.

Defeated  
Absent: Reeve Henn

Reeve Henn returned to the meeting at 3:14 p.m.

Main Motion:

MOVED by Councillor Gautreau that Development Permit No. PRDP20211333 be approved with the conditions noted in Attachment 'B', as recommended by the Applicant.

Amending Motion:

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

THAT Development Permit No. PRDP20211333 be approved with the conditions noted in Attachment 'B', as recommended by the Applicant, **with the following additional amendments:**

25. That this development permit shall be valid for ~~10~~ **3** YEARS from the date of issuance.

Defeated

Amending Motion:

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

THAT Development Permit No. PRDP20211333 be approved with the conditions noted in Attachment 'B', as recommended by the Applicant, **with the following additional amendments:**

That the redlines strikeout of conditions 2 and 25 be removed, resulting in the condition remaining.

Carried



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

Main Motion as Amended:

MOVED by Councillor Gautreau that Development Permit No. PRDP20211333 be approved with the conditions noted in Attachment 'B', as recommended by the Applicant, with the following additional amendments:

That the redlines strikeout of conditions 2 and 25 be removed, resulting in the condition remaining.

Carried

The Deputy Reeve vacated the chair and the Reeve reassumed the Chair.

The Chair called for a recess at 3:36 p.m. and called the meeting back to order at 3:45 p.m. with all previously mentioned members present, with the exception of Councillor Schule.

**F-2 Division 4 - Langdon Public Library Business Case**  
**File: N/A**

Councillor Schule returned to the meeting at 3:46 p.m.

MOVED by Councillor Schule that the Langdon Library Business Case be received as information.

Carried

MOVED by Councillor Schule that Administration be directed to pursue development of a library in the hamlet of Langdon, and to prepare a formal plan, including all cost implications, for Council's consideration.

Carried

**F-3 All Divisions - Gravel Road Maintenance Update**  
**File: 4050-100**

MOVED by Councillor Hanson that the Gravel Road Maintenance update report be received as information.

Carried

**F-4 All Divisions - Snow and Ice Control Update**  
**File: 4050-100**

Councillor Gautreau left the meeting at 4:37 p.m. and returned to the meeting at 4:39 p.m.

MOVED by Councillor Hanson that the Snow and Ice Control Update report be received as information.

Carried





**F-5 Division 5 - Conrich Water Pipeline Extension**  
**File: N/A**

MOVED by Councillor Gautreau that the Budget Adjustment for the Conrich Waterline Extension be approved as described in Attachment 'A'.

Carried

**F-6 All Divisions - Circulation and Notification Standards, C-327**  
**File: N/A**

MOVED by Councillor Hanson that Administration bring Circulation and Notification Standards, C-327 to the May 11, 2021 Council Meeting.

Carried

**M-1 Closed Session Item - Environmental Site Assessments**  
**File: RVC2021-11**

MOVED by Councillor Boehlke that Council move into closed session at 4:55 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Environmental Site Assessments

- 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, Interim Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
G. Kaiser, Executive Director, Community and Business  
B. Beach, Executive Director, Community Development Services  
B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 5:12 p.m.

Carried

**M-1 Closed Session Item - Environmental Site Assessments**  
**File: RVC2021-11**

Council rose from closed session without report.



## ROCKY VIEW COUNTY

**G-1 All Divisions - Bylaw C-8169-2021 - 2021 Tax Rate Bylaw**  
**File: 0785**

MOVED by Councillor Boehlke that Bylaw C-8169-2021 be given first reading. Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8169-2021 be given second reading. Carried

MOVED by Councillor Hanson that Bylaw C-8169-2021 be considered for third reading. Carried

MOVED by Councillor Gautreau that Bylaw C-8169-2021 be given third and final reading. Carried

**G-2 All Divisions - Bylaw C-8170-2021 - 2021 Langdon Special Tax Rate Bylaw**  
**File: 0785**

MOVED by Councillor Schule that Bylaw C-8170-2021 be given first reading. Carried

MOVED by Councillor Schule that Bylaw C-8170-2021 be given second reading. Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8170-2021 be considered for third reading. Carried

MOVED by Councillor Schule that Bylaw C-8170-2021 be given third and final reading. Carried

**G-3 Division 7 - Bylaw C-8173-2021 - First Reading Bylaw – Balzac East Area Structure Plan Amendments**  
**File: 1011-325**

MOVED by Deputy Reeve McKylor that Bylaw C-8173-2021 be given first reading. Carried

**G-4 Division 7 - Bylaw C-8174-2021 - First Reading Bylaw – Highway 1 East Area Structure Plan**  
**File: 1013-380**

MOVED by Councillor Schule that Bylaw C-8174-2021 be given first reading. Carried



## ROCKY VIEW COUNTY

**G-5 Division 4 - Bylaw C-8172-2021 - First Reading Bylaw – Shepard Industrial Area Structure Plan**  
**File: 1015-450**

Councillor Boehlke left the meeting at 5:30 p.m. and did not return.

MOVED by Councillor Schule that Bylaw C-8172-2021 be given first reading.

Carried  
Absent: Councillor Boehlke

**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.

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

The 2021 Council Priorities and Significant Issues List for April 27, 2021 was provided as information.

**N Adjourn the Meeting**

MOVED by Deputy Reeve McKylor that the April 27, 2021 Council Meeting be adjourned at 5:36 p.m.

Carried  
Absent: Councillor Boehlke

\_\_\_\_\_  
Reeve or Deputy Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate



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**G-5 Division 4 - Bylaw C-8172-2021 - First Reading Bylaw – Shepard Industrial Area Structure Plan**  
**File: 1015-450**

Councillor Boehlke left the meeting at 5:30 p.m. and did not return.

MOVED by Councillor Schule that Bylaw C-8172-2021 be given first reading.

Carried  
Absent: Councillor Boehlke

**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.

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

The 2021 Council Priorities and Significant Issues List for April 27, 2021 was provided as information.

**N Adjourn the Meeting**

MOVED by Deputy Reeve McKylor that the April 27, 2021 Council Meeting be adjourned at 5:36 p.m.

Carried  
Absent: Councillor Boehlke

Reeve or Deputy Reeve

Chief Administrative Officer or Designate