



# ROCKY VIEW COUNTY

## COUNCIL MEETING MINUTES

Tuesday, May 25, 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) (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 9:05 a.m.)

**Absent:** Councillor C. Kissel

**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  
A. Yurkowski, Manager, Capital Project Management  
D. Kazmierczak, Manager, Planning Policy  
D. Lang, A/Manager, Recreation, Parks and Community Support  
G. Nijjar, Manager, Planning and Development Services  
S. Hulsman, Manager, Transportation Services  
S. Racz, Manager, Operational Services  
S. Seroya, Manager, Utility Services  
J. Lee, Supervisor Engineering, Planning & Development Services  
S. MacLean, Supervisor, Planning & Development Services  
A. Pare, Lead Cemetery Administration - Sales, Operational Services - Cemetery  
T. Baker, Lead Cemetery Operational Coordinator, Operational Services -  
Cemetery  
J. Anderson, Senior Planner, Planning Policy  
C. Lombardo, Planner, Planning & Development Services  
X. Deng, Planner, Planning & Development Services  
S. Fontaine, Community Project Coordinator, Recreation, Parks and Community  
Support  
J. Target, Senior Development Officer, Planning & Development Services  
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 Hanson and Councillor Wright.

Councillor Hanson arrived to the meeting at 9:01 a.m.

**B Updates/Approval of Agenda**

MOVED by Deputy Reeve McKylor that the May 25, 2021 Council meeting agenda be accepted as presented.

Carried  
Absent: Councillor Wright

**C-1 May 4, 2021 Council Meeting Minutes**

**C-2 May 11, 2021 Council Meeting Minutes**

MOVED by Councillor Boehlke that the May 4, 2021 Council meeting minutes be approved as presented;

AND THAT the May 11, 2021 Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Wright

Councillor Wright

**E-1 Division 9 - Bylaw C-8105-2020 - Redesignation Item – Agricultural Use  
File: PL20200114 (08912005)**

MOVED by Councillor Hanson that the public hearing for item E-1 be opened at 9:04 a.m.

Carried

MOVED by Deputy Reeve McKylor that item E-1 be tabled until the completion of E-2.

Carried

**E-2 Division 9 - Bylaw C-8104-2020 - Redesignation Item – Agricultural Use  
File: PL20200144 (08912012)**

MOVED by Councillor Hanson that the public hearing for item E-2 be opened at 9:06 a.m.

Carried

Person(s) who presented: Larry Konschuk (Applicant)

Pre-recorded audio/video presentations in support: Trevor Vanderkamps on behalf of Trevor, Sophia, and their children

Pre-recorded audio/video submissions in opposition: None



The Chair made the final call for email submissions and called for a recess at 9:37 a.m. The Chair called the meeting back to order at 9:42 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for the meeting to stand at ease from 9:43 a.m. to 9:49 a.m.

Email submissions in support: Jeannette & Louis d'Abadie  
Debbie and Dwight Beynon  
Carla and Brad Minogue

Email submissions in opposition: None

Person(s) who presented rebuttal: Larry Korschuk (Applicant)

MOVED by Councillor Hanson that the public hearing for item E-2 be closed at 9:52 a.m. Carried

MOVED by Councillor Hanson that Bylaw C-8104-2020 be given second reading. Carried

MOVED by Councillor Hanson that Bylaw C-8104-2020 be given third and final reading. Carried

**E-1 Division 9 - Bylaw C-8105-2020 - Redesignation Item – Agricultural Use**  
**File: PL20200114 (08912005)**

MOVED by Councillor Hanson that item E-1 be lifted from the table. Carried

Person(s) who presented: Larry Korschuk (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 10:09 a.m. The Chair called the meeting back to order at 10:14 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 10:15 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present.

Email submissions in support: Jeannette & Louis d'Abadie  
Carla and Brad Minogue  
Debbie and Dwight Beynon  
Tracy Kinch  
Dough Kinch



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Shane Kinch  
Shannon Kinch  
Murray Willick  
Rosemary Willick  
Marilyn Czech  
Christopher Czech  
Karen Kerr-Smith  
Samantha Orthlieb  
Loni Waldner  
Kevin Waldner  
Michelle Dorge  
Karen Somerville  
Janet Brewster-Stanton  
Trevor and Sophia Vanderkamp  
John and Kelly Scondrianis

Email submissions in opposition: Jim Chmilar on behalf of the GVLA executive committee and 55 others

Person(s) who presented rebuttal: Larry Konschuk (Applicant)

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 be closed at 10:39 a.m. Carried

MOVED by Councillor Hanson that Bylaw C-8105-2020 be given second reading. Carried

MOVED by Councillor Hanson that Bylaw C-8105-2020 be given third and final reading. Carried

**F-1 Division 4 - Proposed Name Change for Langdon Quad Diamonds**  
**File: N/A**

Presenter: Chrissy Craig, Langdon Community Association

MOVED by Councillor Schule that Administration be directed to proceed with a name change from Langdon Quad Diamonds to Iron Horse Fields. Carried

**F-2 All Divisions - Cemetery Services Feasibility Study**  
**File: 6020-600**

Presenter: Erik Lees, LEES + Associates  
Jennifer Thibert, LEES + Associates

MOVED by Councillor Hanson that the Cemetery Services Feasibility Study report be received for information. Carried



**F-3 Division 8 - Development Permit: Aggregate Exploration Extractive Industry /Listed DC Use, with no Variances**  
**File: PRDP20202785 (06604002/06604003/06604004/06604005/06604006)**

The Chair called for a recess at 11:15 a.m. and called the meeting back to order at 11:23 a.m. with all previously mentioned members present.

MOVED by Councillor Wright that condition 12 for Development Permit PRDP20202785 be amended as follows:

That recorded noise levels generated by aggregate operations shall not exceed ~~65~~ **55** *dba LAeq (1 hour)* at the receptors' location, in accordance with the approved Environmental Noise Study.

Carried

MOVED by Councillor Wright that Development Permit No. PRDP20202785 be approved with the conditions noted in Attachment 'A', as amended.

**Description:**

1. That a Natural Resource Extractive/Processing Industry (gravel pit) and accessory buildings (portable aggregate testing lab building, and portable office building) may continue to operate on the subject site in accordance with the approved proposed Phasing & Site Plans, as prepared by BURSCO, dated February 2021.

**Permanent:**

2. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, previous permit approvals, or current signed site Development Agreement, in response to a Prior to Release or Occupancy condition, shall be implemented and adhered to in perpetuity unless amended.
3. That at no time shall the area directly involved in aggregate extraction, that has not been reclaimed in accordance with Provincial guidelines, exceed forty (40.00) acres.
4. That all extraction and processing shall be a minimum of 60.00 metres from any property line. The 60.00 metre setback shall be maintained as a buffer zone, shall be bermed and landscaped.
5. That no topsoil shall be removed from the site.
6. That there shall be no processing of aggregate into asphalt or similar components on the site.
7. That unless otherwise stated within this approval, the hours of operation of the gravel pit shall be 7:00 a.m. to 6:00 p.m.
8. That the days and hours of operation for aggregate crushing and other processing at the gravel pit shall be from 6:30 a.m. to 11:00 p.m., Mondays through Fridays only. No crushing is permitted on Saturdays, Sundays, or Statutory Holidays.



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9. That the access and egress by gravel hauling trucks and construction equipment shall be from 7:00 a.m. to 6:00 p.m. No access or egress shall be permitted on Sundays or Statutory Holidays. Vending operations to the public or general commercial sales to the construction industry will be allowed from Mondays through Saturdays and shall be from 7:00 a.m. to 6:00 p.m.
10. That all equipment used in the removal of overburden, the construction of berms, the construction of roads, and other operations incidental to the development or operation of the site shall operate from 7:00 a.m. to 6:00 p.m., Mondays through Saturday, excluding Statutory Holidays.
11. That only in-situ extraction may be processed and/or sold on the site.
12. That recorded noise levels generated by aggregate operations shall not exceed *55 dba LAeq (1 hour)* at the receptors' location, in accordance with the approved Environmental Noise Study.
13. That Dust Control measures shall be maintained at all times within the site on all operations including but not limited to, excavating, construction of berms, hauling, crushing, and stockpiling operations as set out in the updated and approved Activities Plan or signed Development Agreement.
14. That the Applicant/Owner shall annually prepare and submit to the County's Transportation Services, a Trucking Policy in form and substance satisfactory to Council relating to the supervision of the Applicant/Owner's trucking contractors and the Applicant/Owner's employees using any municipal road to haul aggregate or products processed from same and the methods the Applicant/Owner will employ and has employed to address complaints from the Community.
15. That the perimeter of the site shall continue to be fenced and that the fencing shall be maintained to the minimum standard of 4-strand barb wire with the top strand a minimum of 1.20 metres above the adjacent ground and that the perimeter of the site shall be posted with signs at a minimum of 100 metres apart that clearly indicate that there is an open excavation.
16. That the portable buildings shall not be used for residential occupancy purposes at any time.
17. That all on site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, which may interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
18. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in garbage bins and screened from view by all adjacent properties and public thoroughfares.
19. That the Applicant/Owner shall prepare and submit to the County an Annual Operations Report on the state of the operations of the development, setting out any relevant information which might affect the continued operation of the development and any additional information that the Development Officer deems appropriate. The Applicant/Owner shall submit one (1) copy of the Annual Operations Report 30 days prior to each annual anniversary date of the issuance of the Development Permit.



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20. That this permit shall be valid until **September 15, 2026**.

### **Advisory**

21. That the Applicant/Owner shall reclaim all disturbed areas.
22. That the Applicant/Owner shall submit payment of the Community Aggregate Payment Levy, annually, in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per tonne of aggregate extracted and remove.
23. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
24. That any development should be located outside of Riparian Protection Area and that the Applicant/Owner shall make all efforts to avoid any area, if possible, in accordance with the County's Riparian principles and Alberta Stepping Back requirements.
25. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - i. That the Applicant/Owner shall maintain a current registration from Alberta Environment & Parks at all times.
  - ii. That all gravel extraction and processing will cease at least 1.00 m above the water table and any aggregate washing shall be in accordance with AEP's Water Act and the Code of Practice for Pits regulations.
  - iii. That any aggregate washing shall be in accordance with the approvals from Alberta Environment at all times.
  - iv. That the aggregate extraction operation shall adhere to Alberta's Ambient Air Quality Objectives at all times.
  - v. That the Applicant/Owner shall follow the recommendations of the approved Environmental Noise study, to regulate noise on-site and in accordance with the County's Noise Control Bylaw C-5772-2003.
  - vi. That fire suppression and abatement measures shall continue to be implemented, to the satisfaction of the County's Fire Services.
26. That if the development authorized by the Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed with twenty-four (24) months of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Carried



## ROCKY VIEW COUNTY

**F-4 Division 3 - Budget Adjustment for Drainage Improvements - Lower Springbank Road and 101st Street SW**  
**File: 5001-650**

MOVED by Deputy Reeve McKylor that the Budget Adjustment for Drainage Improvements at Lower Springbank Road and 101st Street SW be approved in accordance with Attachment 'A';

AND THAT Administration be directed to enter into a Cost Sharing Agreement with Alberta Transportation for the project;

AND THAT Administration be directed to continue discussion with the City of Calgary for the transfer of ownership of 101st Street SW.

Carried

**F-5 All Divisions - Capital Priorities Policy, C-460**  
**File: 2000-475 / 1011-535**

MOVED by Councillor Hanson that Capital Priorities Policy, C-460 be rescinded.

Carried

**F-6 All Divisions - Storm Drainage Improvements Policy, C-459**  
**File: 5000-100 / 2000-475**

MOVED by Deputy Reeve McKylor that Storm Drainage Improvements, C-459 be rescinded.

Carried

**F-7 Division 7 - Range Road 14 Update**  
**File: 4050-100**

Councillor Schule left the meeting at 12:00 p.m. and returned at 12:01 p.m.

MOVED by Councillor Hanson that the Range Road 14 Update report be received as information.

Carried

Motion Arising:

MOVED by Councillor Boehlke that Administration be directed to schedule a workshop with Council on the County's road stabilization program by the end of July 2021.

Carried

The Chair called for a recess at 12:04 p.m. and called the meeting back to order at 1:05 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke who returned to the meeting at 1:06 p.m.





## ROCKY VIEW COUNTY

**E-3 Division 5 - Bylaw C-7977-2020 - Conceptual Scheme Item – Canna Park Conceptual Scheme**

**File: PL20190131 (03332014/03332017)**

MOVED by Councillor Gautreau that the public hearing for item E-3 be opened at 1:07 p.m.

Carried

Person(s) who presented: Andre Chabot, ARJ Consulting (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 1:22 p.m. The Chair called the meeting back to order at 1:27 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: Andre Chabot, ARJ Consulting (Applicant)

MOVED by Councillor Gautreau that the public hearing for item E-3 be closed at 1:32 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7977-2020 be amended in accordance with Appendix B.

Carried

MOVED by Councillor Gautreau that Bylaw C-7977-2020 be given second reading, as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-7977-2020 be given third and final reading, as amended.

Carried

**E-4 Division 5 - Bylaw C-8024-2020 - Redesignation Item – Light Industrial Use**

**File: PL20190149 (03332011)**

MOVED by Councillor Gautreau that the public hearing for item E-4 be opened at 1:35 p.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (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 1:42 p.m. The Chair called the meeting back to order at 1:47 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: Bart Carswell, Carswell Planning (Applicant)

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

MOVED by Councillor Gautreau that Bylaw C-8024-2020 be amended in accordance with Appendix B. Carried

MOVED by Councillor Gautreau that Bylaw C-8024-2020 be given second reading, as amended. Carried

MOVED by Councillor Gautreau that Bylaw C-8024-2020 be given third and final reading, as amended. Carried

**F-8 All Divisions - Water and Wastewater Debt Report  
File: 0650**

MOVED by Councillor Hanson that the Water and Wastewater Debt report be received for information. Carried

**F-9 All Divisions - Payment Solution for Taxes - Budget Adjustment  
File: 0785**

MOVED by Councillor Boehlke that the budget adjustment of \$50,000 be approved for the purchase and implementation of an online system for the payment of property taxes, as per Attachment 'B'. Carried

**F-10 Division 7 - Late Tax Payment Penalty Cancellation Request  
File: 07320003**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$345.09 be denied. Carried



**F-11 Division 2 - Late Tax Payment Penalty Cancellation Request**  
**File: 04721022**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$773.02 be denied.

Carried

**F-12 Division 9 - Late Tax Payment Penalty Cancellation Request**  
**File: 07923017**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$270.83 be denied.

Carried

**F-13 Division 5 - Late Tax Payment Penalty Cancellation Request**  
**File: 04312069**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$373.00 be denied.

Carried

**F-14 Division 3 - Late Tax Payment Penalty Cancellation Request**  
**File: 04714096 & 04714098**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$1,415.89 be denied.

Carried

**F-15 Division 3 - Late Tax Payment Penalty Cancellation Request**  
**File: 04617012**

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$1,412.42 be approved.

Carried

The Chair called for a recess at 2:21 p.m. and called the meeting back to order at 2:30 p.m. with all previously mentioned members present.

**F-16 Division 6 - East Rocky View Wastewater Transmission Main Repair**  
**File: 4060-100**

MOVED by Councillor Hanson that the Budget Adjustment for the East Rocky View Transition Main Repair be approved as described in Attachment 'A'.

Carried



## ROCKY VIEW COUNTY

**G-1 Division 3 - Bylaw C-8121-2020 - Amending Bylaw – Highway 1 / Old Banff Coach Road Proposal**  
**File: 04721022**

MOVED by Councillor Hanson that Bylaw C-8121-2020 (Highway 1 / Old Banff Coach Road Conceptual Scheme) be amended to insert a new policy (Policy 8.1.5) that reads:

*Prior to subdivision approval, Rocky View County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, prior to subdivision a cost sharing agreement or alternative appropriate mechanisms shall be in place to mitigate those impacts.*

Carried

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

Carried

**G-2 Division 7 - Bylaw C-8171-2021 - First Reading Bylaw – Industrial Redesignation**  
**File: PL20200106 (06307015)**

**G-3 Division 4 - Bylaw C-8176-2021 - First Reading Bylaw – Redesignation**  
**File: PL20210040 (03215010 – 03215100)**

**G-4 Division 5 - Bylaw C-8178-2021 - First Reading Bylaw – Industrial / Commercial Redesignation**  
**File: PL20200137 (05305001)**

**G-5 Division 5 - Bylaw C-8179-2021 - First Reading Bylaw – Land Use and Direct Control**  
**File: PL20200139 (05305001)**

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

- Bylaw C-8171-2021
- Bylaw C-8176-2021
- Bylaw C-8178-2021
- Bylaw C-8179-2021

Carried

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

The Calgary Metropolitan Region Board (CMRB) Update for May 25, 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 May 25, 2021 was provided as information.



## ROCKY VIEW COUNTY

**M-1 Closed Session Item - Alberta Transportation Traffic Circle at Bragg Creek**  
**File: RVC2021-14**

**M-2 Closed Session Item - HAWSCO Utilities Update**  
**File: RVC2021-17**

MOVED by Deputy Reeve McKylor that Council move into closed session at 2:52 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Alberta Transportation Traffic Circle at Bragg Creek

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

M-2 – HAWSCO Utilities Update

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried

Council held the closed session for confidential item 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  
B. Beach, A/Executive Director, Community Development Services  
B. Scott, Executive Coordination

Council held the closed session for confidential item M-2 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  
B. Beach, A/Executive Director, Community Development Services  
S. Seroya, Manager, Utility Services  
B. Scott, Executive Coordination

MOVED by Deputy Reeve McKylor that Council move into open session at 4:03 p.m.

Carried

**M-1 Closed Session Item - Alberta Transportation Traffic Circle at Bragg Creek**  
**File: RVC2021-14**

Council rose from closed session without report.



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**M-2 Closed Session Item - HAWSCO Utilities Update**  
**File: RVC2021-17**

MOVED by Deputy Reeve McKylor that Administration be directed to follow the mandate as discussed in confidential report RVC2021-17

Carried

**N Adjourn the Meeting**

MOVED by Deputy Reeve McKylor that the May 25, 2021 Council Meeting be adjourned at 4:04 p.m.

Carried

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Reeve or Deputy Reeve

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Chief Administrative Officer or Designate