



# ROCKY VIEW COUNTY

## **COUNCIL MEETING MINUTES**

Tuesday, September 1, 2020

9:00 AM

Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

---

Present: Reeve G. Boehlke  
Deputy Reeve A. Schule  
Councillor M. Kamachi (participated electronically)  
Councillor K. McKylor  
Councillor K. Hanson  
Councillor J. Gautreau (participated electronically)  
Councillor D. Henn  
Councillor S. Wright  
Councillor C. Kissel

Also Present: A. Hoggan, Chief Administrative Officer  
B. Riemann, Executive Director  
G. Kaiser, Executive Director  
K. Robinson, Executive Director  
T. Cochran, Executive Director  
B. Woods, Manager, Financial Services  
C. Satink, Municipal Clerk  
T. Andreasen, Deputy Municipal Clerk  
J. Anderson, A/Policy Planning Supervisor  
J. Kwan, Senior Planner  
X. Deng, Planner  
K. Tuff, Appeals Coordinator  
B. Manshanden, Intergovernmental Affairs Analyst  
S. Seroya, Strategy and Customer Service Analyst

---

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

The Chair called the meeting to order at 9:00 a.m. with all members present and with Councillor Kamachi and Councillor Gautreau participating electronically by video conference.

**B Updates/Approval of Agenda**

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be amended as follows:

- Remove item E-5 - Road Closure Item - Bragg Creek
- Add emergent item F-7 - Support for Wheatland County RMA Resolution on Alberta Farmland Trust
- Remove F-5 – Budget Adjustment – Langdon Off Leash Dog Park

Carried

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be approved as amended.

Carried

**C-1 July 28, 2020 Council Meeting Minutes**

MOVED by Deputy Reeve Schule that the July 28, 2020 Council meeting minutes be approved as presented.

Carried

**F-7 All Divisions - Support for Wheatland County RMA Resolution on Alberta Farmland Trust  
File: N/A**

MOVED by Councillor Hanson that Wheatland County’s proposed Rural Municipalities of Alberta (RMA) resolution titled “Support for Alberta Farmland Trust” be seconded by Rocky View County Council at the upcoming RMA District 2 meeting.

Carried

**E-1 Division 5 - Bylaw C-8039-2020 - Redesignation Item - Direct Control Bylaw Site Specific Amendments  
File: PL20180106 (04319010/9048/9071/9090/9091/9137/9112/9199)**

MOVED by Councillor Gautreau that the public hearing for item E-1 be opened at 9:07 a.m.

Carried

Person(s) who presented: Alan Grouse, Prince of Peace Condo Corp (Applicant)

Rick Johnson, Prince of Peace Condo Corp (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item E-1 be closed at 9:22 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-8039-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8039-2020 be given third and final reading.  
Carried

**E-2 Division 1 - Bylaw C-8061-2020 - Redesignation Item - Agricultural, General District to Agricultural, Small Parcel District**  
**File: PL20200064 (03927001)**

MOVED by Councillor Kamachi that the public hearing for item E-2 be opened at 9:24 a.m.  
Carried

Person(s) who presented: Jaro Wardwell (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: Walter Verkleij

Person(s) who presented rebuttal: Jill Perras

MOVED by Councillor Kamachi that the public hearing for item E-2 be closed at 10:05 a.m.  
Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 be amended in accordance with Appendix 'B'.  
Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 as amended be given second reading.  
Carried

MOVED by Councillor Kamachi that Bylaw C-8061-2020 as amended be given third and final reading.  
Carried

The Chair called for a recess at 10:11 a.m. and called the meeting back to order at 10:23 a.m. with all previously mentioned members present.

**F-1 Division 5 - General Item - Amendment to the existing Prince of Peace Master Site Development Plan**  
**File: PL20200026 (04319004/9009/9202)**

MOVED by Councillor Gautreau that the Prince of Peace MSDP be approved with the amendments noted in Appendix 'B'.  
Carried

**F-2 Division 6 - Development Permit Application: Solar Farm**  
**File: PRDP20200545 (08103010)**

MOVED by Deputy Reeve Schule that Development Permit No. PRD20200545 be approved with the conditions noted in Attachment 'A'.  
Carried

**F-3 All Divisions - 2020 Tax Recovery Sale Properties - Reserve Bids & Tax Sale Conditions  
File: 2020-250**

MOVED by Councillor Hanson that the reserve bids for the 2020 tax sale, as presented in Attachment 'A', and the tax sale conditions be approved as follows:

TERMS: Cash or certified cheque.

DEPOSIT: 10% of bid at the time of the sale on December 4, 2020.

BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per federal statutes.

Carried

**F-4 All Divisions - Municipal Stimulus Program  
File: N/A**

MOVED by Deputy Reeve Schule that the budget adjustment presented in Attachment 'A' be approved;

AND THAT Administration be directed to make application to the Municipal Stimulus Program for the projects identified in this report.

Carried

**F-6 Division 7 - Consideration of Motion – Amendments to the Balzac East Area Structure Plan  
File: N/A**

MOVED by Councillor Henn that the applicant be allowed to speak if they wish and if Council wishes.

Defeated

MOVED by Councillor Henn that the Council of Rocky View County direct the staff at Rocky View County to prepare the terms of reference to initiate an amendment to the BEASP.

Carried

**G-1 All Divisions - Appointments to the Assessment Review Boards and Bylaw Amendments  
File: N/A**

MOVED by Councillor Gautreau that section 3 of Bylaw C-8076-2020 be amended as follows:

"At its Annual Organizational Meeting, Council appoints up to ~~five~~ **nine** ~~fifteen~~ Members for a term up to three years and in a manner that the expiry dates of their appointments are staggered. **Council may make appointments outside of the Annual Organizational Meeting as deemed necessary.**"

Carried

MOVED by Councillor McKylor that Bylaw C-8076-2020 as amended be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8076-2020 as amended be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8076-2020 as amended be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8076-2020 as amended be given third and final reading.

Carried

MOVED by Deputy Reeve Schule that item G-1 be tabled until the afternoon.

Carried

**G-2 Division 2 - Bylaw C-8015-2020 - Calalta Waterworks Ltd. Water Services Bylaw and Franchise Agreement**  
**File: 5050-450**

MOVED by Councillor McKylor that the CAO or designate be authorized to execute the Water Utility Franchise Agreement between Rocky View County and Calalta Waterworks Ltd.

Carried

MOVED by Councillor McKylor that Bylaw C-8015-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8015-2020 be given third and final reading.

Carried

**G-3 Division 9 - Bylaw C-8073-2020 - First Reading Bylaw - Special - Natural Resources Redesignation**  
**File: PL20200066 (06818002, 06818003, 06818004, 06913001, 06913003, 06914001, 06914002, 06915001)**

MOVED by Councillor Kissel that Bylaw C-8073-2020 be given first reading.

Carried

**G-4 Division 9 - Bylaw C-8075-2020 - First Reading Bylaw - Residential Redesignation**  
**File: PL20200089 (06826039)**

**G-5 Division 2 - Bylaw C-8079-2020 - First Reading Bylaw - Direct Control Bylaw Site-Specific Amendments**  
**File: PL20200078 (05707130/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67)**

**G-6 Division 2 - Bylaw C-8080-2020 - First Reading Bylaw - Direct Control Bylaw Site-Specific Amendments**  
**File: PL20200079 (05707001/7002)**

MOVED by Deputy Reeve Schule that the following bylaws receive first reading:

- Bylaw C-8075-2020
- Bylaw C-8079-2020
- Bylaw C-8080-2020

Carried

**G-7 Division 7 - Bylaw C-8081-2020 - First Reading Bylaw - Institutional Redesignation  
File: PL20190177 (06507009)**

MOVED by Councillor Henn that application PL20190177 be denied.

Defeated

MOVED by Councillor McKylor that Bylaw C-8081-2020 be given first reading.

Carried

**K-1 Division 1 - Councillor Kamachi and Reeve Boehlke – Pedestrian Bridge Addition to Proposed Road Bridge Replacement in West Bragg Creek  
File: N/A**

Read into the record on September 1, 2020 and will be debated on September 22, 2020.

Title: Pedestrian Bridge Addition to Proposed Road Bridge Replacement in West Bragg Creek

Presented By: Councillor Mark Kamachi, Division 1

Seconded By: Reeve Boehlke, Division 6

WHEREAS The road bridge replacement in West Bragg Creek on West Bragg Road near Wild Rose Close (BF72994) is planned for the 2021 Rocky View County budget;

AND WHEREAS An additional pedestrian component can be included on the road bridge replacement, rather than the stand alone pedestrian bridge planned by the Greater Bragg Creek Trails Association (GBCTA);

AND WHEREAS On July 27, 2020 the Recreation and Governance Committee approved \$100,000 from the 2020 Recreation Tax Levy to the GBCTA for the construction of a stand alone pedestrian bridge;

AND WHEREAS If Council approves the addition of the pedestrian component to the planned road bridge replacement, GBCTA would not require the approved \$100,000 as they have sufficient funds to enter into a cost-sharing agreement with the County;

AND WHEREAS The estimated cost for a pedestrian component on the road bridge replacement is approximately \$100,000;

AND WHEREAS The GBCTA will enter into a cost sharing agreement with Rocky View County for any incremental costs required to include a pedestrian component to the road bridge replacement;

AND WHEREAS The project is currently planned for the 2021 budget;

THEREFORE BE IT RESOLVED THAT the Council of Rocky View County direct Administration to prepare a budget adjustment to include the addition of the pedestrian component with the road bridge replacement (BF72994) project into the current 2020 budget.

AND THAT the Council of Rocky View County direct Administration to enter into a cost contributing agreement with the Greater Bragg Creek Trails Association (GBCTA) for their costs related to the pedestrian component of the road bridge replacement BF72994.

MOVED by Councillor Kamachi that Administration be directed to bring back a report in response to the notice of motion for the September 22, 2020 Council meeting.

Carried

**M-1 Legal Matter – Subdivision Application PL20190089**  
**File: RVC2020-29**

**M-2 Horse Creek Water & Sewer Update**  
**File: RVC2020-30**

**M-3 Legal Matter – Opinion re: Public Hearings**  
**File: RVC2020-31**

MOVED by Deputy Reeve Schule that Council move into closed session at 11:47 a.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Legal Matter – Subdivision Application PL20190089

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

M-2 – Horse Creek Water & Sewer Update

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

M-3 – Legal Matter – Opinion re: Public Hearings

- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried

Councillor Kamachi and Councillor Gautreau did not participate in the closed session as per *Procedure Bylaw C-7907-2019* and left the meeting at 11:47 a.m.

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-1 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer  
K. Robinson, Executive Director, Corporate Services  
G. Kaiser, Executive Director, Community and Business  
T. Cochran, Executive Director, Community Development Services

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer  
K. Robinson, Executive Director, Corporate Services  
G. Kaiser, Executive Director, Community and Business  
T. Cochran, Executive Director, Community Development Services  
S. Seroya, Manager, Utility Services

Council, with the exception of Councillor Kamachi and Councillor Gautreau, held the closed session for confidential items M-3 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer  
K. Robinson, Executive Director, Corporate Services  
G. Kaiser, Executive Director, Community and Business  
T. Cochran, Executive Director, Community Development Services

Councillor Kamachi and Councillor Gautreau returned to the meeting at 1:08 p.m. following the closed session.

MOVED by Deputy Reeve Schule that Council move into open session at 1:08 p.m.

Carried

**E-3 Division 2 - Bylaw C-8036-2020 - Conceptual Scheme Item – Residential**  
**File: PL20200004 (04723003/198)**

**E-4 Division 2 - Bylaw C-8035-2020 - Redesignation Item - Residential Redesignation**  
**File: PL20200003 (04723003/198)**

MOVED by Councillor McKylor that the public hearing for items E-3 and E-4 be opened concurrently at 1:10 p.m.

Carried

Person(s) who presented: Ryan & Sharon Buckley (Applicant)

Person(s) who presented in favour: None

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor McKylor that the public hearing for items E-3 and E-4 be closed at 1:34 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor McKylor that the proposed Buckley Conceptual Scheme be amended to insert the following policy on page 14:

*The proposed layout shall be revised as required to ensure each proposed parcel has adequate frontage onto a developed County road in accordance with the County Servicing Standards. Final subdivision design and access provisions shall be determined at subdivision stage.*

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-8036-2020 be given third and final reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 be amended in accordance with Appendix 'B'.

Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 as amended be given second reading.  
Carried

MOVED by Councillor McKylor that Bylaw C-8035-2020 as amended be given third and final reading.  
Carried

**M-2 Horse Creek Water & Sewer Update**  
**File: RVC2020-30**

Councillor Kamachi and Councillor Gautreau abstained from voting on the following motion as they were not permitted to attend the closed session as per *Procedure Bylaw C-7907-2019*.

MOVED by Councillor Kissel that Administration be directed to continue its negotiations with Horse Creek Water & Waste Services Inc. under the terms outlined in the report.

Carried  
Abstained: Councillor Gautreau  
Councillor Kamachi

**G-1 All Divisions - Appointments to the Assessment Review Boards and Bylaw Amendments**  
**File: N/A**

MOVED by Councillor Wright that item G-1 be lifted from the table.  
Carried

MOVED by Councillor Gautreau that Ian Galbraith be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Jay Anderson be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Lisa Skelton be appointed to the Assessment Review Boards for a term expiring December 31, 2023;

AND THAT Pat Rozitis be appointed to the Assessment Review Boards for a term expiring December 31, 2022;

AND THAT Sarita Barrett be appointed to the Assessment Review Boards for a term expiring December 31, 2022;

AND THAT Brent Fermaniuk be appointed to the Assessment Review Boards for a term expiring December 31, 2022.

Carried

MOVED by Councillor McKylor that Councillor Kissel be appointed to the Assessment Review Boards for a term expiring at the 2021 organizational meeting.

Carried

**B Updates/Approval of Agenda**

MOVED by Deputy Reeve Schule that the September 1, 2020 Council meeting agenda be further amended as follows:

- Add item F-8 – Electoral Boundaries and Council Composition Bylaw

Carried

**F-8 All Divisions - Electoral Boundaries and Council Composition Bylaw**  
**File: N/A**

MOVED by Councillor Wright that Administration be directed to release the electoral boundary report by ISL to the public effective September 4, 2020.

Carried

**J-1 2020 Council Priorities and Significant Issues List**  
**File: N/A**

The 2020 Council Priorities and Significant Issues List for September 1, 2020 was provided as information.

**N Adjourn the Meeting**

MOVED by Councillor McKylor that the September 1, 2020 Council meeting be adjourned at 2:05 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate