



# ROCKY VIEW COUNTY

## COUNCIL MEETING MINUTES

Tuesday, July 13, 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 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)
- Absent:** Councillor M. Kamachi  
Councillor C. Kissel
- Also Present:** B. Riemann, A/Chief Administrative Officer  
G. Kaiser, Executive Director, Community and Business  
B. Beach, A/Executive Director, Community Development Services  
G. Nijjar, Manager, Planning and Development Services  
S. MacLean, Planning and Development Supervisor, Planning and Development Services  
S. Thompson, Planner, Planning and Development Services  
X. Deng, Planner, Planning and Development Services  
T. Andreasen, Legislative Officer, Legislative Services  
E. McGuire, Legislative Officer, Legislative Services  
M. Mitton, Legislative Officer, Legislative Services  
C. Anderson, 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 who arrived at 9:01 a.m.

### **B Updates/Approval of Agenda**

MOVED by Deputy Reeve McKylor that the July 13, 2021 Council meeting agenda be accepted as presented.

Carried

### **C-1 June 29, 2021 Council Meeting Minutes**

MOVED by Deputy Reeve McKylor that the June 29, 2021 Council meeting minutes be approved as presented.

Carried



**E-1 Division 7 - C-8147-2021 - Bylaw Redesignation Item – Agricultural, General District to Direct Control District 131**  
**File: PL20200179 (06404005)**

Reeve Henn vacated the Chair as the subject area of Bylaw C-8147-2021 was located in Division 7. Deputy Reeve McKylor assumed the Chair at 9:04 a.m.

The Deputy Reeve called the meeting to stand at ease at 9:06 a.m. and called the meeting back to order at 9:09 a.m. with all previously mentioned members present with the exception of Councillor Hanson who returned to the meeting at 9:10 a.m.

The Deputy Reeve called for a recess at 9:15 a.m. and called the meeting back to order at 9:26 a.m. with all previously mentioned members present with the exception of Councillor Hanson and Councillor Gautreau who both returned to the meeting at 9:28 a.m.

MOVED by Reeve Henn that the public hearing for item E-1 be opened at 9:30 a.m.

Carried

Person(s) who presented: Chuck McNutt (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 9:39 a.m. The Chair called the meeting back to order at 9:45 a.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 Reeve Henn that the public hearing for item E-1 be closed at 9:45 a.m.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be amended in accordance with Appendix C.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be given second reading as amended.

Carried

MOVED by Reeve Henn that Bylaw C-8147-2021 be given third and final reading as amended.

Carried

Deputy Reeve McKylor vacated the Chair and Reeve Henn reassumed the Chair.



**E-2 Division 4 - Bylaw C-8150-2021 - Redesignation Item – Agricultural Use**  
**File: PL20210022 (03316010)**

MOVED by Councillor Schule that the public hearing for item E-2 be opened at 9:49 a.m. Carried

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 10:08 a.m. The Chair called the meeting back to order at 10:15 a.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 Schule that the public hearing for item E-2 be closed at 10:19 a.m. Carried

MOVED by Councillor Schule that Bylaw C-8150-2021 be given second reading. Defeated

The Chair called for a recess at 10:24 a.m. and called the meeting back to order at 10:38 a.m. with all previously mentioned members present.

**F-1 Division 9 - Development Permit: Natural Resource Extraction/Processing / Listed Direct Control Use, with Variances**  
**File: PRDP20211744 (06731002 / 06731004)**

MOVED by Councillor Hanson that the late written submissions for this item be received and distributed in accordance with section 79 of the Procedure Bylaw. Defeated

MOVED by Councillor Hanson that the audio/video submissions for this item be allowed and played in accordance with section 79 of the Procedure Bylaw. Defeated

MOVED by Councillor Hanson that the applicant be allowed to address Council regarding this item in accordance with section 79 of the Procedure Bylaw. Carried



The Chair called for a recess at 11:28 a.m. and called the meeting back to order at 11:35 a.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 11:36 a.m.

MOVED by Deputy Reeve McKylor that item F-1 be tabled until after the afternoon public hearing.

The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson and Councillor Wright.

Councillor Wright returned to the meeting at 1:02 p.m.

**E-3 Division 4 - Bylaw C-8142-2021 - Redesignation Item – Residential and Special Districts**  
**File: PL20210007 (03222002/003/091)**

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

Carried  
Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:03 p.m.

Councillor Wright left the meeting at 1:16 p.m. and returned to the meeting at 1:20 p.m.

Person(s) who presented: Ben Mercer, Qualico (Applicant)  
Cary Kienitz, Qualico (Applicant)  
David Wyatt, B&A 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 1:28 p.m. The Chair called the meeting back to order at 1:35 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 Schule that the public hearing for item E-3 be closed at 1:39 p.m.

Carried



MOVED by Councillor Schule that Bylaw C-8142-2021 and Schedule A be amended by removing a portion of SW-22-23-27-W04M (Roll: 03222091, Municipal Address 272188 Railway Ave) in accordance with Attachment 'C'.

Carried

MOVED by Councillor Schule that Bylaw C-8142-2021 be given second reading, as amended.

Carried

MOVED by Councillor Schule that Bylaw C-8142-2021 be given third and final reading, as amended.

Carried

**F-1 Division 9 - Development Permit: Natural Resource Extraction/Processing / Listed Direct Control Use, with Variances  
File: PRDP20211744 (06731002 / 06731004)**

MOVED by Councillor Boehlke that item F-1 be lifted from the table.

The Chair called for a recess at 1:53 p.m. and called the meeting back to order at 1:59 p.m. with all previously mentioned members present.

MOVED by Councillor Boehlke that a new prior to release condition be added to read:

7. That prior to release of this development permit, the Good Neighbouring Plan as submitted shall be reviewed, amended and approved by Council to include a Complaint protocol requirement that includes a phone number and other forms of contact to be provided as per the Summit MSDP, and made available 24/7 to the area residents during the life of the pit. This plan will also be required to address assisting the neighbours should any groundwater wells be affected by the pit operations.

Carried

MOVED by Councillor Boehlke that current condition #9 be amended to read:

9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the subject application, PL20200031 or PL20200034, prior to release or occupancy conditions, shall be implemented and adhered to in perpetuity, including but not limited to:
  - i. That Gravel operation shall construct and implement any necessary stormwater management facilities, in accordance with the approved site Stormwater Management Plan, in perpetuity.
  - ii. That the Gravel operation shall follow the recommendations of the Biophysical Impact Assessment, prepared by SLR, Proj. No 212.06650.00003, dated January 2020, in perpetuity.



- iii. That the Gravel operation shall follow the recommendations of the Acoustic Assessment Report, prepared by SLR, Proj. No. 203.50207.00000, dated May 2020, and the Air Quality Assessment, prepared by SLR, Proj. No. 203.50207.00000, dated May 21, 2020 (including ongoing air quality monitoring detailing), in perpetuity. **Quarterly reports are required to be submitted to the County for review.**

Carried

Main Motion:

MOVED by Deputy Reeve McKylor that current condition #21 be amended to read:

21. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log **and reporting** in the Annual Report **submissions**.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County **and/or Province**, at the Applicant/Owner's expense.

Amending Motion:

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

21. That any gravel extraction and processing operation shall occur ~~1.00~~ **4.00** m (~~3.28~~ **13.21** ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of ~~1.00~~ **4.00** m (~~3.28~~ **13.21** ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log **and reporting** in the Annual Report **submissions**.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County **and/or Province**, at the Applicant/Owner's expense.

Defeated



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

Main Motion:

MOVED by Deputy Reeve McKylor that current condition #21 be amended to read:

21. That any gravel extraction and processing operation shall occur 1.00 m (3.28 ft.) above the highest recorded groundwater table, as approved with the updated groundwater table readings and includes:
  - i. That the Applicant/Owner shall implement or continue to implement a groundwater measurement program, for which the Applicant/Owner is to install piezometers within the open pit area to take monthly readings of the groundwater levels. The readings will ensure mining activities remain a minimum of 1.00 m (3.28 ft.) above the recorded groundwater levels at all times. The Applicant/Owner shall be required to keep a log to record the readings and submit quarterly reporting to the County, upon request, and include the log **and reporting** in the Annual Report **submissions**.
    - a. That should any extraction operations negatively impact groundwater on adjacent parcels, further groundwater testing and corrective recommendations may be required, upon request from the County **and/or Province**, at the Applicant/Owner's expense.

Carried

MOVED by Deputy Reeve McKylor that current condition #11 be amended to read:

11. That all activity and equipment associated with the Natural Processing Extraction operation shall be located ~~within the approved Phase area only~~ **in accordance with the approved Site plan for the Phase development permit.**

Carried

MOVED by Councillor Hanson that current condition #32 be amended to read:

32. That the Applicant/Owner shall submit an Annual Report to the County, that includes all pertinent operation details, no later than six months after each operating year.
  - i. The report shall include but not be limited to Site Operations Manager contact information, site complaints/incident reports, groundwater elevations, all required **quarterly** monitoring summaries, all extraction details (tonnages and gradation exported, volumes of stockpiled onsite material), and onsite procedure updates

Carried



MOVED by Councillor Wright that current condition #25 be amended to read:

25. That all landscaping, including the perimeter berming along the east property line shall be installed onsite within ~~24 months of permit approval~~ **the growing season during which the berms are constructed or within 2 months of the start of the next growing season if the berm is constructed outside of the current growing season.** The landscaping shall incorporate a sufficient number of mature trees to provide meaningful site, dust, and noise mitigation. The applicant shall replace any dead or dying landscape material on a timely basis. If it is not possible to put up trees in a timely manner.

Defeated

MOVED by Councillor Gautreau that Development Permit No. PRDP20211744 be approved with the conditions noted in Attachment 'A', as amended.

Carried

The Chair called for a recess at 2:30 p.m. and called the meeting back to order at 2:34 p.m. with all previously mentioned members present.

**F-2 All Divisions - Waste to Energy (WtE) Solutions Report**  
**File: N/A**

Presenter: Dr. Christina Seidel, Sonnevera International  
Steve Jenkins

MOVED by Councillor Boehlke that the Waste to Energy (WtE) Solutions report be received as information.

Carried

**F-3 Division 4 - Terms of Reference for Langdon Stakeholder Advisory Group**  
**File: N/A**

Councillor Wright left the meeting at 3:17 p.m.

MOVED by Councillor Schule that the Langdon Stakeholder Advisory Group Terms of Reference be approved in accordance with Attachment 'A'.

Carried

Absent: Councillor Wright

**F-4 Division 2 - Terms of Reference for South Springbank Facility Stakeholder Advisory Group**  
**File: N/A**

Councillor Wright returned to the meeting at 3:20 p.m.

The Chair called for a recess at 3:33 p.m. and called the meeting back to order at 3:36 p.m. with all previously mentioned members present.





MOVED by Deputy Reeve McKylor that section 6 of the South Springbank Facility Stakeholder Advisory Group Terms of Reference be amended to read:

- 6 The Stakeholder Advisory Group will meet ~~3 to 4~~ 4 times within a ~~two to three~~ **five** month time frame. The project is anticipated to be completed by the end of the ~~fourth~~ **first** quarter of ~~2021~~ **2022**.

AND THAT section 13 of the South Springbank Facility Stakeholder Advisory Group Terms of Reference be amended to read:

- 13 The Stakeholder Advisory Group will dissolve upon completion of the Springbank Facility Development Assessment project. Estimated completion of project is ~~last~~ **first** quarter of ~~2021~~ **2022**

Carried

MOVED by Deputy Reeve McKylor that the South Springbank Facility Stakeholder Advisory Group Terms of Reference be approved in accordance with Attachment 'A', as amended.

Carried

**F-5 All Divisions - Development Cooperation MOU between the Village of Beiseker and Rocky View County**  
**File: N/A**

MOVED by Councillor Boehlke that the Development Cooperation Memorandum of Understanding between Rocky View County and the Village of Beiseker (Attachment 'A') be approved.

Carried

**F-6 Division 1 - Budget Adjustment – Bridge File 72994 West Bragg Creek Bridge**  
**File: N/A**

MOVED by Councillor Gautreau that the Budget Adjustment for Bridge File 72994 be approved in accordance with Attachment 'A'.

Carried

**F-7 Division 8 - Neighbours Against High Water (NAHW) – Pumping Cost Recovery**  
**File: N/A**

MOVED by Councillor Wright that the offer from the Bearspaw Golf and Country Club of \$0.40/cubic metre to offset the County's water pumping costs be accepted.

Carried

MOVED by Councillor Wright that the Budget Adjustment for Neighbours Against High Water (NAHW) – Pumping Cost Recovery be approved in Accordance with Attachment 'C'

Carried

**G-1 Division 7 - Bylaw C-8192-2021 - First Reading Bylaw – Residential Redesignation**  
**File: PL20210089 (07711001)**

Moved by Deputy Reeve McKylor that Bylaw C-8192-2021 be given first reading.

Carried



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

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

Motion Arising:/

MOVED by Councillor Hanson that Administration be directed to formally withdraw IREF Application 2021-10 (Elbow View ASP) from the CMRB approval process;

AND THAT Administration be directed to work with the Applicant to make amendments to *Bylaw C-8111-2020* (Elbow View ASP) to address the CMRB Administration's refusal recommendation and bring back the amendments to Council for consideration by July 27, 2021.

Carried

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

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

**M-1 Closed Session Item - Langdon Waterworks System Update**

**File: RVC2021-23**

**M-2 Closed Session Item - HAWSCO Utilities Update**

**File: RVC2021-24**

**M-3 Closed Session Item - Blazer Water System Acquisition Update**

**File: RVC2021-25**

MOVED by Deputy Reeve McKylor that Council move into closed session at 4:13 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Langdon Waterworks System Update

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

M-2 – HAWSCO Utilities Update

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

M-3 – Blazer Water System Acquisition Update

- Section 16 – Disclosure harmful to 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



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  
S. Seroya, Manager, Utility Services  
B. Scott, Executive Coordination  
M. Moore, Mooreview Management Consulting Inc.

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

Rocky View County: K. Robinson, A/Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
S. Seroya, Manager, Utility Services  
B. Scott, Executive Coordination  
M. Moore, Mooreview Management Consulting Inc.

Council held the closed session for confidential items M-3 with the following additional people in attendance:

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

MOVED by Deputy Reeve McKylor that Council move into open session at 5:54 p.m.

Carried

**M-1 Closed Session Item - Langdon Waterworks System Update**  
**File: RVC2021-23**

MOVED by Councillor Schule that Administration continue to work with Langdon Waterworks System on a new Franchise Agreement.

Carried

**M-2 Closed Session Item - HAWSCO Utilities Update**  
**File: RVC2021-24**

MOVED by Deputy Reeve McKylor that Administration be directed to allow the current Franchise Agreement to finalize its term.

Carried

**M-3 Closed Session Item - Blazer Water System Acquisition Update**  
**File: RVC2021-25**

MOVED by Deputy Reeve McKylor that the Blazer Water System Acquisition Update report be received for information.

Carried



**ROCKY VIEW  
COUNTY**

**N Adjourn the Meeting**

MOVED by Deputy Reeve McKylor that the July 13, 2021 Council Meeting be adjourned at 5:58 p.m.

Carried

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Reeve or Deputy Reeve

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Chief Administrative Officer or Designate