



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, October 27, 2020
12:00 PM

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

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

Also Present: A. Hoggan, Chief Administrative Officer
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
S. Hulsman, A/Executive Director, Operations
F. Contreras, Director, Corporate and Strategic Planning
B. Woods, Manager, Financial Services
D. Hafichuk, Manager, Capital Project Management
G. Nijjar, Manager, Planning and Development Services
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
J. Anderson, Senior Planner, Planning and Development Services
J. Kwan, Senior Planner, Planning and Development Services
S. Khouri, Planner, Planning and Development Services
C. Lombardo, Planner, Planning and Development Services
K. Jiang, FOIP and Records Coordinator, Municipal Clerk's Office
M. Mitton, Legislative Coordinator, Municipal Clerk's Office

A Call Meeting to Order

The Chair called the meeting to order at 12:00 p.m. with all members present.

B Updates/Approval of Agenda

MOVED by Councillor Kissel that the October 27, 2020 Council meeting agenda be accepted as presented.

Carried

C October 6, 2020 Council Meeting Minutes

MOVED by Councillor Gautreau that the October 6, 2020 Council meeting minutes be approved as presented.

Carried

**L-1 Division 1 - Copithorne Gravel Pit – Traffic Impact Assessment
File: PRDP20151800 (04818004)**

Judy Copithorne addressed Council on a request for a letter of support for a revised Traffic Impact Assessment.

MOVED by Councillor Kamachi that the presentation be received for information.

Carried

MOVED by Councillor Kamachi that Administration be directed to prepare a letter in support of the Applicant's revised Traffic Impact Assessment for the Province's consideration.

Carried

The Chair called for a recess at 12:25 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

**E-1 Division 2 - Bylaw C-8079-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments
File: PL20200078 (05707130 to 05707167)**

**E-2 Division 2 - Bylaw C-8080-2020 - Redesignation Item - Direct Control Bylaw Site-Specific Amendments
File: PL20200079 (05707001 / 05707002)**

MOVED by Deputy Reeve McKylor that the public hearing for item E-1 and E-2 be opened concurrently at 1:01 p.m.

Carried

Person(s) who presented:	Nathan Arthur, Stantec Consulting (Applicant) Birol Fisekci, HDI
Person(s) who presented in favour:	None
Person(s) who presented in opposition:	None
Person(s) who presented rebuttal:	None

MOVED by Deputy Reeve McKylor that the public hearing for items E-1 and E-2 be closed at 1:24 p.m.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8079-2020 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8079-2020 be given third and final reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8080-2020 be given second reading.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8080-2020 be given third and final reading.
Carried

E-3 Division 1 - Bylaw C-8028-2020 - Redesignation Item - Residential, Rural District (R-RUR p4.0) to Residential, Rural District (R-RUR) and Commercial, Local Urban District (C-LUD)
File: PL20190206 (03912039)

MOVED by Councillor Kamachi that the public hearing for item E-3 be opened at 1:26 p.m.
Carried

Person(s) who presented: Kimberley French (Applicant)

Person(s) who presented in favour: Willie Prebushewsky
Shannon Bailey
Tijs Overmars
Nolan Tutor

Person(s) who presented in opposition: None

Person(s) who presented rebuttal: Kimberley French (Applicant)

MOVED by Councillor Kamachi that the public hearing for item E-3 be closed at 1:54 p.m.
Carried

MOVED by Councillor Kamachi that consideration of application PL20190206 be tabled sine-die to allow revision of the application to propose redesignation of the entire property to Residential, Rural District (R-RUR).
Carried

F-10 All Divisions - Authorization to Sign Cooperative Stormwater Management Initiative Agreements
File: 1015-750

Councillor Hanson left the meeting at 2:24 p.m. and returned to the meeting at 2:26 p.m.

MOVED by Councillor Schule that the Chief Administrative Officer, or delegate, be directed to sign the CSMI User Agreement, the CSMI Development Agreement, and the CSMI Management Agreement.
Carried

MOVED by Councillor Schule that Executive Director Byron Riemann be appointed as the County's interim Board Member until such time that a permanent Board Member is selected.
Carried

The Chair called for a recess at 2:35 p.m. and called the meeting back to order at 2:40 p.m. with all previously mentioned members present.

F-12 Division 4 - Development Permit Item - Religious Assembly
File: PRDP20201717 (03323025)

MOVED by Councillor Wright that the applicant be allowed to speak.
Carried

Alex Vainshtein with Carswell Planning, the applicant, addressed Council on Development Permit Application PRDP20201717.

Bart Carswell with Carswell Planning, the applicant, further addressed Council on the proposed conditions of approval for Development Permit Application PRDP20201717.

MOVED by Councillor Schule that a new condition 9(a) be added to Attachment 'B' to read as follows:

"That the applicant shall be required to enter into a development agreement with the County for the upgrade of Glenmore View Road to a Regional Transitional Paved (400.10) Standard from Highway 560 to the site access in accordance with the County's Servicing Standards."

Defeated

MOVED by Deputy Reeve McKylor that Development Permit Application PRDP20201717 be approved with the conditions noted in Attachment 'B'.

Carried

G-1 All Divisions - Electoral Boundaries and Council Composition Bylaw C-8077-2020
File: N/A

Brian Conger and Darren Young with ISL Engineering and Land Services provided a presentation to Council on proposed Electoral Boundaries and Council Composition Bylaw C-8077-2020.

MOVED by Councillor Schule that Bylaw C-8077-2020 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8077-2020 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-8077-2020 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8077-2020 be given third and final reading.

Carried

The Chair called for a recess at 3:47 p.m. and called the meeting back to order at 3:53 p.m. with all previously mentioned members present.

F-1 All Divisions - Municipal Operating Support Transfer (MOST)
File: N/A

MOVED by Councillor Gautreau that Administration be directed to enter into a Memorandum of Agreement with the Government of Alberta to enable the transfer of funds under Municipal Operating Support Transfer.

Carried

F-2 Division 5 - Late Tax Payment Penalty Cancellation Request
File: 03332014 & 03332017

MOVED by Councillor Hanson that the request for late tax penalty cancellation in the amount of \$574.56 be accepted.

Defeated

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$574.56 be denied.

Carried

**F-3 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05631132**

MOVED by Councillor Wright that the request for late tax penalty cancellation in the amount of \$728.33 be waived.

Defeated

MOVED by Deputy Reeve McKylor that the request for late tax penalty cancellation in the amount of \$728.33 be denied.

Carried

**F-4 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05631184**

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$1,527.23 be denied.

Carried

**F-5 Division 8 - Late Tax Payment Penalty Cancellation Request
File: 05618099**

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$866.21 be denied.

Carried

**F-6 Division 5 - Late Tax Payment Penalty Cancellation Request
File: 04332041**

MOVED by Councillor Gautreau that the request for late tax penalty cancellation in the amount of \$191.43 be denied.

Carried

**F-7 All Divisions - Credit Card Payments - Update Report
File: 0785**

Main Motion:

MOVED by Councillor Wright that this report be accepted for information.

Amending Motion:

MOVED by Deputy Reeve McKylor that the main motion be amended as follows:

“THAT this report be accepted for information and that Administration provide an update to the inclusion of credit card payments for property taxes to Council on or before the end of March, 2021.”

Carried

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

Main Motion as Amended:

MOVED by Councillor Wright that this report be accepted for information and that Administration provide an update to the inclusion of credit card payments for property taxes to Council on or before the end of March, 2021.

Carried

**F-8 All Divisions - Property Tax Agreement Request – Tax Rolls 38115040 and 00010565
File: 0785**

MOVED by Councillor Schule that Administration be directed to cancel the 2020 late tax payment penalties in the amount of \$32,700.45 for tax roll numbers 38115040 and 00010565.

Carried

The Chair called for a recess at 4:51 p.m. and called the meeting back to order at 5:14 p.m. with all previously mentioned members present.

**F-9 All Divisions - 2020 Road Ban Exemption Agricultural Permit Results
File: 4040-300**

MOVED by Councillor Hanson that the one-time 2020 Road Ban Exemption Agricultural Permit Results be received as information.

Carried

**F-11 Division 7 - Terms of Reference - Balzac East Area Structure Plan Expansion
File: N/A**

MOVED by Councillor Schule that the Terms of Reference for a developer-led and wholly developer-funded Balzac East Area Structure Plan amendment be adopted as presented in Attachment 'A'.

Carried

Motion Arising:

MOVED by Councillor Wright that Administration be directed to advise Council on how much land is currently available in ASPs in Rocky View, separated between commercial, residential and industrial land use, and their current average yearly absorption rate by ASP by end of February, 2021.

Defeated

**F-13 Division 7 - Development Permit Item – Cooler Addition (Harmony Beef)
File: PRDP20201717 (03323025)**

MOVED by Councillor Boehlke condition 3 in Attachment 'B' be amended as follows:

“That prior to issuance of this permit, the Applicant/Owner shall provide **an updated** Traffic Impact Assessment to address offsite impacts, if any, associated with the increase in development intensity on the site. The report shall be prepared in accordance with the County's Servicing Standards and the Balzac Global TIA.”

Carried

MOVED by Councillor Boehlke that Development Permit Application PRDP20202244 be approved in accordance with the conditions noted in Attachment 'B' as amended.

Carried

F-14 Division 2 - Bingham Crossing Community Use Building

File: N/A

MOVED by Deputy Reeve McKylor that the report on the Bingham Crossing Community Use Building be received for information.

Carried

F-15 All Divisions - Boards / Committees Review

File: N/A

MOVED by Councillor Gautreau that the following boards/committees be represented by administrative personnel effective October 27, 2020:

- (a) Springbank Airport Community Noise Consultative Committee
- (b) Bow River Basin Council Society
- (c) Elbow River Watershed Partnership Society

Carried

MOVED by Councillor Hanson that no further appointments be made to the following board/committee:

- (a) Bow Rivers Edge Campground Society

Carried

MOVED by Deputy Reeve McKylor that the following terms of references and/or resolution be rescinded:

- (a) Cochrane Annexation Negotiating Committee
- (b) Joint Use Langdon Facility Planning Committee
- (c) Canadian National (CN) Railway Site Committee
- (d) Joint Terms of Reference Rocky View County and Town of Crossfield Intermunicipal Development Plan
- (e) Joint Terms of Reference Rocky View County and Municipal District of Bighorn Intermunicipal Development Plan
- (f) Joint Terms of Reference Rocky View County and Kneehill County Intermunicipal Development Plan
- (g) Joint Terms of Reference Rocky View County and Mountain View County Intermunicipal Development Plan

Carried

MOVED by Councillor Hanson that Administration be directed to bring forward an amendment to the Boards and Committee Bylaw C-7840-2018 to reflect that each Councillor will be provided five minutes at each Council meeting to inform of the activities of the various boards and committees to which they are appointed, if applicable, and that providing a verbal report is highly recommended.

Carried

Motion Arising:

MOVED by Councillor Boehlke that Administration be directed to investigate and bring back to Council the possibility of standardizing all council boards and committees length of term by the end of June, 2021.

Carried

F-16 All Divisions - Livestreaming of the Municipal Planning Commission Meetings

File: N/A

MOVED by Councillor Hanson that the meetings of the Municipal Planning Commission be livestreamed as of the October 29, 2020 Municipal Planning Commission meeting date.

Carried

G-2 All Divisions - Bylaw C-8092-2020 - First Reading Bylaw - Rocky View County Land Use Bylaw - Various Amendments

File: 1015-565

G-3 Division 6 - Bylaw C-8088-2020 - First Reading Bylaw - Redesignation Item: Business Use

File: PL20200111 (07534001)

G-4 Division 5 - Bylaw C-8089-2020 - First Reading Bylaw - Redesignation Item: Residential Use

File: PL20200134 (06521007)

G-5 Division 7 - Bylaw C-8094-2020 - First Reading Bylaw - Redesignation Item: Residential Use

File: PL20200134 (06521007)

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

- Bylaw C-8092-2020
- Bylaw C-8088-2020
- Bylaw C-8089-2020
- Bylaw C-8094-2020

Carried

J-1 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for October 27, 2020 was provided as information.

M-1 Confidential Closed Session Item – Cochrane Ag Society Lands

File: RVC2020-34

MOVED by Councillor Hanson that Council move into closed session at 6:02 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Cochrane Ag Society Lands

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

MOVED by Councillor Schule that Council move into open session at 6:19 p.m.

Carried

MOVED by Councillor Hanson that Administration be directed to proceed with executing the Purchase and Sale Agreement and the Restrictive Covenant as discussed in confidential report #RVC2020-34.

Carried

N Adjourn the Meeting

MOVED by Councillor Schule that the October 27, 2020 Council Meeting be adjourned at 6:20 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate