



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, March 28, 2023
9:00 AM
Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Present: Mayor C. Kissel
Deputy Mayor S. Samra
Councillor G. Boehlke
Councillor K. Hanson
Councillor D. Kochan
Councillor A. Schule (left the meeting at 1:00 p.m.)
Councillor S. Wright

Also Present: D. Wandzura, Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
D. Kazmierczak, Manager, Planning
J. Koole, Manager, Utility Services
L. Cox, Supervisor, Planning
A. Pare, Lead Cemetery Administration, Operations
C. Berger, Planner, Planning
R. Caskey, Planner, Planning
A. Chell, Planner, Planning
J. Kaur, Planner, Planning
G. Rafih, Community Services Coordinator, Recreation, Parks and Community Support
M. Mitton, A/Lead Legislative Officer, Legislative and Intergovernmental Services
K. Tuff, Legislative Officer, Legislative and Intergovernmental Services
S. Braak, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Chair called the meeting to order at 9:04 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Deputy Mayor Samra that the March 28, 2023 Council meeting agenda be accepted as presented.

Carried

C Approval of Minutes

MOVED by Councillor Wright that the March 14, 2023 Council meeting minutes be approved as presented.

Carried



D-1 Division 1 - Bylaw C-8203-2021 and Bylaw C-8202-2021 – Willow Ranch Conceptual Scheme and Redesignation Item: Residential Use
File: PL20210057 and PL20210058 (04721006 and 04721022)

MOVED by Councillor Hanson that the public hearing for item D-1 be opened at 9:09 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group

The Chair called for a recess at 9:59 a.m. and called the meeting back to order at 10:06 a.m. with all previously mentioned members present, with the exception of Councillor Boehlke. Councillor Boehlke returned to the meeting at 10:09 a.m.

Person(s) who presented in support: None

Person(s) who presented in opposition: Lisa and Rob Sadownyk, speaking to stormwater issues on behalf of the neighbourhood
Richard Harrison
Gary Houston
Lindsay Carson, speaking to road access issues on behalf of the neighbourhood

The Chair called for a recess at 11:01 a.m. and called the meeting back to order at 11:07 a.m. with all previously mentioned members present.

Person(s) who presented in rebuttal: Ken Venner, B&A Planning Group

MOVED by Councillor Hanson that the public hearing for item D-1 be closed at 11:27 a.m.

Carried

Willow Ranch Conceptual Scheme Bylaw C-8203-2021

MOVED by Councillor Hanson that Bylaw C-8203-2021 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Hanson that that Bylaw C-8203-2021 be given second reading, as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-8203-2021 be given third and final reading, as amended.

Carried

Redesignation Bylaw C-8202-2021

MOVED by Councillor Hanson that Bylaw C-8202-2021 be amended in accordance with Attachment 'D'.

Carried

MOVED by Councillor Hanson that Bylaw C-8202-2021 be given second reading, as amended.

Carried



MOVED by Councillor Hanson that Bylaw C-8202-2021 be given third and final reading, as amended.

Carried

The Chair called for a recess at 11:39 a.m. and called the meeting back to order at 11:44 a.m. with all previously mentioned members present.

E-1 Division 3 – Blueridge Estates, Lot 4MR, Graveled Public Parking Lot
File: N/A

Mayor Kissel vacated the Chair as item E-1 was located in her division. Deputy Mayor Samra assumed the Chair.

MOVED by Mayor Kissel that the Blueridge Estates, Lot 4MR, Graveled Public Parking Lot project be received for information and deferred to the 2024 budget discussions.

Carried

Deputy Mayor Samra vacated the Chair and Mayor Kissel assumed the Chair.

The Chair called for a recess at 12:06 p.m. and called the meeting back to order at 1:00 with all previously mentioned members present, with the exception of Councillor Schule who did not return to the meeting.

D-2 Division 3 - Bylaw C-8383-2023 - Redesignation Item: Residential Use
File: PL20220139 (06708005)

Mayor Kissel vacated the Chair at 1:01 p.m. as the public hearing for Bylaw C-8383-2023 was located in her division. Deputy Mayor Samra assumed the Chair.

MOVED by Mayor Kissel that the public hearing for item D-2 be opened at 1:03 p.m.

Carried

Absent: Councillor Schule

Person(s) who presented: Joshua John Dyck

Person(s) who presented in support: Gerry Neustaedter

Person(s) who presented in opposition: None

Person(s) who presented in rebuttal: N/A

MOVED by Mayor Kissel that the public hearing for item D-2 be closed at 1:45 p.m.

Carried

Absent: Councillor Schule

The Chair called for a recess at 1:45 p.m. and called the meeting back to order at 1:59 p.m. with all previously mentioned members present.



MOVED by Mayor Kissel that Bylaw C-8383-2023 and Schedule 'A' be amended to include a parcel modifier of p3.24 on the proposed 27-acre Residential, Rural District (R-RUR) portion of the subject lands.

Carried
Absent: Councillor Schule

MOVED by Mayor Kissel that Bylaw C-8383-2023 be given first reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Mayor Kissel that Bylaw C-8383-2023 be given second reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Mayor Kissel that Bylaw C-8383-2023 be considered for third reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Mayor Kissel that Bylaw C-8383-2023 be given third and final reading, as amended.

Carried
Absent: Councillor Schule

The Chair called for a recess at 2:17 p.m. and then Deputy Mayor Samra vacated the Chair. Mayor Kissel assumed the Chair and called the meeting back to order at 2:24 p.m. with all previously mentioned members present, with the exception of Councillor Kochan.

D-3 Division 6 - Bylaw C-8352-2022- Redesignation Item: Residential Use
File: PL20220048 (02233016)

MOVED by Deputy Mayor Samra that the public hearing for item D-3 be opened 2:24 p.m.

Carried
Absent: Councillor Schule
Councillor Kochan

Councillor Kochan returned to the meeting at 2:29 p.m.

Person(s) who presented: Vicki Rushfeldt

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Person(s) who presented in rebuttal: N/A

MOVED by Deputy Mayor Samra that the public hearing for item D-3 be closed at 2:42 p.m.

Carried
Absent: Councillor Schule



MOVED by Deputy Mayor Samra that Bylaw C-8352-2022 be given second reading.

Carried
Absent: Councillor Schule

MOVED by Deputy Mayor Samra that Bylaw C-8352-2022 be given third and final reading.

Carried
Absent: Councillor Schule

G-1 Division 4 – Subdivision: Creation of Four Lots
File: PL20210026 (05632011)

MOVED by Councillor Wright that the Applicant be permitted to speak to item G-1 for 5 minutes pursuant to section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Schule

Presenter: None

MOVED by Councillor Wright that condition 6 of subdivision application PL20210026 be amended to read:

- 6) The Applicant/Owner shall construct a new mutual paved approach on Range Road 25 in order to provide access to Lots 3 and 4. In addition, the Applicant/Owner shall:
- a) Provide an access right-of-way plan; and
 - b) Prepare and register respective easements on each title, where required.

Carried
Absent: Councillor Schule

MOVED by Councillor Wright that subdivision application PL20210026 be approved with the conditions noted in Attachment 'A', as amended.

- A. THAT the application to create four new parcels ranging from ± 1.62 hectares (± 4.00 acres) to ± 2.36 hectares (± 5.83 acres), having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7, 9 and 15 of the *Matters Related to Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1. The application is consistent with the Statutory Policy;
 - 2. The subject lands hold the appropriate land use designation; and
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified



professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

- C. Further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20210026) and Roll number (05632011) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

Site Servicing

- 2) The Applicant/Owner is to enter into a Site Improvements/Services Agreement with the County that shall be registered including the following:
 - a) In accordance with the Level 3 PSTS Assessment prepared by SD Consulting Group;
 - b) For the construction of a Packaged Sewage Treatment System which meets Bureau de Normalisation du Quebec (BNQ) standards for treatment;
 - c) All stormwater site improvements shall be in accordance with the Stormwater Management Plan for Ridge Meadow Development, prepared by IBI Group, dated December 1, 2022; and
 - d) The Applicant shall follow the recommendations of the Wetland Impact Assessment through the Site Improvement Service Agreement.
- 3) The Applicant/Owner is to enter into a Deferred Services Agreement with the County to be registered on title for each proposed Lot(s) 1, 2, 3 & 4 indicating:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 4) The Applicant/Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op Ltd., an Alberta Environment licensed piped water supplier, for Lot(s) 1, 3 & 4 as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Documentation proving that water supply has been purchased for proposed Lot(s) 1, 3 & 4; and
 - b) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



- 5) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

Transportation

- 6) The Applicant/Owner shall construct a new mutual paved approach on Range Road 25 in order to provide access to Lots 3 and 4. In addition, the Applicant/Owner shall:
 - a) Provide an access right-of-way plan; and
 - b) Prepare and register respective easements on each title, where required.

Developability

- 7) The Applicant/Owner is to provide a Wetland Impact Assessment (WIA) to assess the existing wetlands and the impacts the proposed development will have on the wetland. The WIA shall also provide recommendations on wetland impact mitigation measures and required approvals from provincial and federal agencies to address the impacts to the wetland. The Applicant/Owner is to implement the recommendations of the WIA through the Site Improvements/Service Agreement.
 - a) Obtain all necessary approvals from Alberta Environment and Parks (AEP) for the impact to the onsite wetlands; and
 - b) Implementation of the recommendations of the WIA.
- 8) The Applicant/Owner shall obtain Water Act approval for the proposed utilization of wetlands for the stormwater management.

Municipal Reserves

- 9) The provision of Reserve in the amount of 10% of the area of Lots 1, 2, 3 & 4, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group file 13120.102658.062 dated May 3, 2021, pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) Deferred reserve covenant 2381KI shall be discharged.

Payments and Levies

- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw 7098-2011. The County shall calculate the total amount owing;
 - a) From the total gross acreage of the Lands to be subdivided of Lots 1, 3 & 4 as shown on the Plan of Survey.
- 11) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of four new lots.

Taxes

- 12) All taxes owing up to and including the year in which the subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.



D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried
Absent: Councillor Schule

The Chair called for a recess at 3:00 p.m. and called the meeting back to order at 3:05 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke.

F-1 All Divisions – Bylaw C-8386-2023 – 2023 Master Rates Bylaw
File: N/A

Councillor Boehlke returned to the meeting at 3:06 p.m.

The Chair called for a recess at 3:28 p.m. and called the meeting back to order at 3:48 p.m. with all previously mentioned members present.

MOVED by Councillor Wright that Administration be directed to remove all rates and service associated with the Harmony Waste Collection (section 580-583) in Bylaw C-8386-2023.

Carried
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8386-2023 be given first reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8386-2023 be given second reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8386-2023 be considered for third reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8386-2023 be given third and final reading, as amended.

Carried
Absent: Councillor Schule



Motion Arising

MOVED by Councillor Kochan that before the tabling of the County's 2024 Operating Budget Administration return to the September Governance Committee with a report on the County's Utility Financial model with recommendations for a Long-Term Rate Strategy that recognizes:

- Best practice approaches in rate setting;
- Long term capital obligations; and
- Unified rates vs. Individual system rates.

Carried
Absent: Councillor Schule

E-6 Division 6 – Terms of Sales Agreement for Closed Road Plan 1820 AM
File: PL20200075 (03330003)

MOVED by Deputy Mayor Samra that the ± 0.19 hectare (± 0.47 acres) of land be transferred to 1599203 Alberta Ltd. (Davinder Sehrai) subject to:

- a) Sales agreement being signed at the appraised value of \$56,000;
- b) A condition being included in the sales agreement requiring a six metre-wide drainage easement to be registered on the northerly boundary of the closed road allowance to support possible connections for the Co-operative Stormwater Management Initiative (CSMI); and
- c) The terms of the sales agreement being completed within one year of Bylaw C-8095-2020 receiving third and final reading.

Carried
Absent: Councillor Schule

E-2 Division 7 – Late Tax Penalty Cancellation Request
File: 03223787

MOVED by Deputy Mayor Samra that the request for late tax penalty cancellation in the amount of \$831.34 be denied.

Carried
Absent: Councillor Schule

E-3 Division 6 – Late Tax Penalty Cancellation Request
File: 03231021

MOVED by Deputy Mayor Samra that the request for late tax penalty cancellation in the amount of \$440.93 be denied.

Carried
Absent: Councillor Schule



E-4 Division 5 – Late Tax Penalty Cancellation Request
File: 006404316

MOVED by Councillor Boehlke that the request for late tax penalty cancellation in the amount of \$83.37 be denied.

Carried
Absent: Councillor Schule

E-5 All Divisions – Aggregate Resource Plan Terms of Reference Update
File: N/A

MOVED by Councillor Wright that Administration be granted an extension to present the Terms of Reference for an Aggregate Resource Plan to Council no later than April 11, 2023.

Carried
Absent: Councillor Schule

I-1 All Divisions – Mayor Kissel and Councillor Schule – Participation in Rural Municipalities of Alberta Committee on Quasi-Judicial Agencies
File: N/A

Notice of Motion: To be read at the March 28 2023 Council meeting
To be debated at the April 11, 2023 Council meeting

Title: Participation in Rural Municipalities of Alberta Committee on Quasi-Judicial Agencies

Presented by: Mayor Kissel, Division 3
Councillor Schule, Division 7

WHEREAS The Rural Municipalities of Alberta (RMA) is an independent association comprised of Alberta's 69 counties and municipal districts and one of their primary functions is advocacy on behalf of rural municipalities to the Government of Alberta;

AND WHEREAS The RMA is seeking applications for elected official participation in a Committee on Quasi-Judicial Agencies to provide rural municipalities' perspectives on the current processes in approving certain provincially-regulated developments;

AND WHEREAS Rocky View County has supported advocacy related RMA resolutions on improved governance for provincial land-use decisions related to renewable energy projects, such as Resolution 9-22F, Resolution 21-22F, and Resolution 6-22S;

AND WHEREAS Rocky View County has an interest in protecting the interests of residents with respect to renewable energy projects, including ensuring that siting decisions respect municipal land use bylaws and statutory plans;

AND WHEREAS The RMA shall reimburse committee members for travel, accommodation and meal expenses, but the per diem costs associated with participation will be borne by the member municipality;



THEREFORE BE IT RESOLVED THAT Rocky View County supports Councillor _____'s application to serve on the RMA Committee on Quasi-Judicial Agencies and that the County shall be responsible for per diem costs associated with participation.

J-1 Closed Session Item – Request for direction on Development
File: RVC2023-09

J-2 Closed Session Item – CAO Performance Evaluation
File: RVC2023-11

MOVED by Councillor Wright that Council move into closed session at 4:23 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

J-1 RVC2023-09 – Request for direction on Development

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

J-2 RVC2023-11 – CAO Performance Evaluation

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

Carried
Absent: Councillor Schule

Council held the closed session for confidential item J-1 with the following people in attendance:

Rocky View County: D. Wandzura, Chief Administrative Officer
 M. Boscariol, Executive Director, Community Services
 B. Riemann, Executive Director, Operations
 K. Robinson, Executive Director, Corporate Services

Council held the closed session for confidential item J-2 with no other people in attendance.

Councillor Kochan left the meeting at 5:05 p.m. and did not return to the meeting.

MOVED by Councillor Hanson that Council move into open session at 5:05 p.m.

Carried
Absent: Councillor Schule
Councillor Kochan



MOVED by Councillor Hanson that the Request for direction on Development report RVC2023-09 be received as information.

Carried
Absent: Councillor Schule
Councillor Kochan

K Adjourn the Meeting

MOVED by Deputy Mayor Samra that the March 28, 2023 Council Meeting be adjourned at 5:09 p.m.

Carried
Absent: Councillor Schule
Councillor Kochan

Mayor or Deputy Mayor

Chief Administrative Officer or designate