



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, March 26, 2024

9:00 AM

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

Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor G. Boehlke
Councillor K. Hanson
Councillor S. Samra
Councillor A. Schule (participated electronically)
Councillor S. Wright

Also Present: R. McDonald, I/Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
G. van den Burg, Director/Municipal Clerk, Legislative Services
S. Hulsman, Manager, Asset Management
D. Lang, Manager, Recreation, Parks, and Community Support
L. Cox, Planning and Development Supervisor, Planning
T. Andreasen, Lead Legislative Officer, Legislative Services
D. LaFleche, Senior Planner, Planning
O. Newmen, Senior Planner, Planning
K. Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning
S. Braak, Legislative Officer, Legislative Services
B. Leyeza, Planner, Planning
B. Manshanden, Intergovernmental Strategist, Intergovernmental Services and Regional Planning
M. Nolan, Planner, Planning
C. Shelton, Planner, Planning
P. Weber, Municipal Lands Administrator, Transportation Services

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m.



B Updates/Approval of Agenda

MOVED by Councillor Wright that the March 26, 2024 Council meeting be amended as follows:

- Remove item J-1 – Notice of Motion – Councillor Schule and Councillor Samra – Direction to Explore a New Terms of Reference for Langdon Area Structure Plan Review
- Add emergent business item F-5 – Rocky View Foundation Request for Letter of Support

AND THAT the March 26, 2024 Council meeting be approved as amended

Carried

C-1 March 12, 2024 Council Meeting Minutes

MOVED by Councillor Hanson that the March 12, 2024 Council Meeting minutes be approved as presented.

Carried

**D-1 Division 5 – Bylaw C-8505-2024 - Local Plan and Direct Control District Item: Natural Resource Extraction
File: PL20230007/8 (08105004)**

MOVED by Councillor Boehlke that the public hearing for item D-1 be opened at 9:05 a.m.

Carried

- Persons(s) who presented: Monty McNair, McNair Sand and Gravel (Applicant)
- Person(s) who presented in support: None
- Person(s) who presented in opposition: None
- Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-1 be closed at 9:33 a.m.

Carried

MOVED by Councillor Boehlke that the Olsen Gravel Pit Master Site Development Plan be approved as presented in Attachment G.

Carried

MOVED by Councillor Boehlke that Bylaw C-8505-2024 be given first reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8505-2024 be given second reading.

Carried



MOVED by Councillor Boehlke that Bylaw C-8505-2024 be considered for third reading.
Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8505-2024 be given third and final reading.
Carried

E-1 Closed Session Item – Update on Operations Centre and Gravel Pit
File: RVC2024-10

E-2 Closed Session Item – Recreation Facility Governance and Ownership
File: RVC2024-12

MOVED by Councillor Hanson that Council move into closed session at 9:37 a.m. to consider the following confidential items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

Update on Operations Centre and Gravel Pit

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

Recreation Facility Governance and Ownership

- Section 21 – Disclosure harmful to intergovernmental relations
 - 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 items E-1 and E-2 with the following additional people in attendance:

- Rocky View County:
- R. McDonald, I/Chief Administrative Officer
 - M. Boscariol, Executive Director, Community Services
 - B. Riemann, Executive Director, Operations
 - K. Robinson, Executive Director, Corporate Services
 - G. van den Burg, Director/Municipal Clerk, Legislative Services
 - S. Hulsman, Manager, Asset Management
 - D. Lang, Manager, Recreation, Parks, and Community Support
 - P. Weber, Municipal Lands Administrator, Transportation Services

MOVED by Councillor Samra that Council move into open session at 10:42 a.m.
Carried



E-1 Closed Session Item – Update on Operations Centre and Gravel Pit
File: RVC2024-10

MOVED by Councillor Hanson that Council direct Administration to complete the required due diligence and proceed with the direct sale of 2500 King Heights Gate SE, Airdrie, Alberta to the letter of intent of highest value.

Carried

MOVED by Councillor Hanson that Council decline the offer provided by the Requestor, dated March 11, 2024, and direct Administration to proceed to RFP for remediation of the Cochrane Gravel Pit and present budget adjustments for Council's consideration.

Carried

E-2 Closed Session Item – Recreation Facility Governance and Ownership
File: RVC2024-12

MOVED by Councillor Wright that Council direct the Reeve, on behalf of Council, to write a letter to the Town of Cochrane regarding additional discussions related to the Spray Lake Sawmills Centre.

Carried

F-1 Division 2 - Draft Springbank Off-stream Reservoir (SR1) Land Use Plan Rocky View County Response Letter
File: 1015-551

MOVED by Deputy Reeve Kochan that Council receive the Draft Springbank Off-stream Reservoir (SR1) Land Use Plan Rocky View County Response Letter Report as information.

Carried

F-2 Division 5 - Beiseker Airport Tax Sharing Agreement Cancellation
File: N/A

MOVED by Councillor Boehlke that Council directs Administration to provide the Village of Beiseker with 30 days written notice of termination of the *Airport Tax Sharing Agreement*.

Carried

F-3 Division 6 - Intermunicipal Land Purchase Request – Prairie Sky Cemetery
File: N/A

MOVED by Councillor Samra that Council directs Administration to provide written consent for The City of Calgary to purchase the 130 acres of land located at 231065 Range Road 284 (4:28:23:8:SE), as per the map in Attachment 'A'.

Carried



F-4 All Divisions - Consideration of Motion - Member Composition of the Subdivision and Development Appeal Board
File: N/A

MOVED by Deputy Reeve Kochan that Administration prepare amendments to the *Appeal and Review Panel Bylaw C-7717-2017* that includes changes to the member composition of the Subdivision and Development Appeal Board so as to be comprised of nine Members at Large only;

AND THAT the amendments be presented to Council for consideration at the April 9, 2024 Regular Council Meeting;

AND THAT the member composition amendment take effect following approval of an amended Appeal and Review Panel Bylaw C-7717-2017, factoring in the Subdivision and Development Appeal Board's needs such as vacancies and active hearings and decisions.

Carried

J-2 Division 5 - Notice of Motion - Councillor Boehlke and Councillor Schule - Creation of a Chamber of Commerce to Support the Balzac Business Community
File: N/A

This notice of motion was read into the Council record on March 26, 2024. The notice of motion as read into the record will be debated on April 9, 2024.

Presented by: Councillor Boehlke, Division 5
Councillor Schule, Division 7

TITLE: Creation of a Chamber of Commerce to Support the Balzac Business Community

WHEREAS the Airdrie District Chamber of Commerce has expressed its desire to pursue and grow membership of Balzac area businesses;

AND WHEREAS the Airdrie District Chamber of Commerce currently has district boundaries assigned by the federal government 50 years ago that include the entire Balzac region of Rocky View County and northern parts of the City of Calgary as illustrated in Attachment A to the Notice of Motion;

AND WHEREAS the Balzac region, under the leadership and direction of Rocky View County, has grown into one of the most significant business parks in the region with hundreds of businesses yet does not have its own Business Community Association nor independent Chamber of Commerce;

AND WHEREAS Balzac businesses would benefit from a Chamber of Commerce dedicated to support their unique regional business interests;



THEREFORE, BE IT RESOLVED THAT Administration be directed to research the necessary steps, potential boundary adjustments, and associated costs to create a new Chamber of Commerce in the Balzac area;

AND THAT Administration report back to Council with their findings and recommendations by the end of Q3 2024.

**J-3 Division 1 - Notice of Motion - Councillor Hanson and Councillor Schule - Extension of and Exemptions to the provisions of Water and Wastewater Utilities Bylaw C-7662-2017 Part 15.2
File: N/A**

This notice of motion was read into the Council record on March 26, 2024. The motion as read into the record will be debated on April 9, 2024.

Presented by: Councillor Hanson, Division 1
Councillor Schule, Division 7

TITLE: Extension of and Exemptions to the provisions of Water and Wastewater Utilities Bylaw C-7662-2017 Part 15.2

WHEREAS Rocky View County has an operational water main and sanitary sewer in Bragg Creek;

AND WHEREAS such pipes forming part of the County’s water main and sanitary sewer are located within property owned or controlled by the County;

AND WHEREAS the County has a mandatory connection provision in bylaw including all Owners of Premises within the Bragg Creek Service Area located adjacent to the water main and/or sanitary sewer;

AND WHEREAS the date of December 31, 2020 for the mandatory connections in the County’s bylaw has passed;

AND WHEREAS the owners of the lots not yet connected claim justifiable grounds to not be connected;

AND WHEREAS the justifiable grounds claimed by the lot owners do not pose any known or suspected immediate risk to environmental and human health and no known or suspected immediate detrimental impact to the community and surrounding properties;

THEREFORE BE IT RESOLVED THAT Rocky View County Council extends the mandatory connection deadline to December 31, 2030 and directs Administration to continue to work with the unconnected lot owners to encourage compliance with the bylaw as soon as possible;



AND THAT the lot owned by 1428011 Alberta Ltd. is excluded from the conditions of the bylaw upon circumstances of demonstration of compliance with conditions of Development Permit 2009-DP-13575 which required enhanced water and sewage infrastructure installation at time of development.

F-5 Division 1 – Emergent Business Item – Rocky View Foundation Letter of Support
File: N/A

MOVED by Councillor Boehlke that Council approves the letter of support for the Rocky View Foundation grant application to the Canada Mortgage and Housing Corporation Seed Funding program, as per Attachment 'A'.

Carried

The Chair called for a recess at 11:43 a.m. and called the meeting back to order at 1:08 p.m.

D-2 Division 5 - Bylaw C-8487-2024 - Direct Control Amendment Item: Business
File: PL20230126 (08313003)

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 1:08 p.m.

Carried

Persons(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 1:16 p.m.

Carried

MOVED by Councillor Boehlke that Bylaw C-8487-2024 be given first reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8487-2024 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8487-2024 be considered for third reading.

Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8487-2024 be given third and final reading.

Carried



**D-3 Division 3 - Bylaw C-8499-2024 - Redesignation Item: Residential
File: PL20230124 (06834001)**

Reeve Kissel vacated the Chair in accordance with section 10 of the *Procedure Bylaw* as the redesignation application was located in her electoral division. Deputy Reeve Kochan assumed the Chair.

The Chair called for a recess at 1:18 p.m. and called the meeting back to order at 1:20 p.m.

MOVED by Reeve Kissel that the public hearing for item D-3 be opened at 1:21 p.m.

Carried

Persons(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Reeve Kissel that the public hearing for item D-3 be closed at 1:33 p.m.

Carried

MOVED by Reeve Kissel that Bylaw C-8499-2024 be given first reading.

Carried

MOVED by Reeve Kissel that Bylaw C-8499-2024 be given second reading.

Carried

MOVED by Reeve Kissel that Bylaw C-8499-2024 be considered for third reading.

Carried Unanimously

MOVED by Reeve Kissel that Bylaw C-8499-2024 be given third and final reading.

Carried

Deputy Reeve Kochan vacated the Chair. Reeve Kissel reassumed the Chair.

**D-4 Division 6 - Bylaw C-8462-2023 - Redesignation Item: Business
File: PL20220135 (03216001)**

Councillor Samra abstained from the discussion and voting on the redesignation application in accordance with section 184 of the *Municipal Government Act* as he was not in attendance for the original public hearing for the redesignation application held on December 12, 2023.

Councillor Samra left the meeting at 1:37 p.m.



MOVED by Councillor Wright that the public hearing for item D-4 be opened at 1:37 p.m.

Carried
Abstained: Councillor Samra

Persons(s) who presented: Rolly Ashdown (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Wright that the public hearing for item D-4 be closed at 2:30 p.m.

Carried
Abstained: Councillor Samra

The Chair called for a recess at 2:32 p.m. and called the meeting back to order at 2:42 p.m.

MOVED by Councillor Boehlke that Bylaw C-8462-2023 be given first reading.

Carried
Abstained: Councillor Samra

MOVED by Councillor Boehlke that Bylaw C-8462-2023 be given second reading.

Carried
Abstained: Councillor Samra

MOVED by Councillor Boehlke that Bylaw C-8462-2023 be considered for third reading.

Carried
Abstained: Councillor Samra

MOVED by Councillor Boehlke that Bylaw C-8462-2023 be given third and final reading.

Carried
Abstained: Councillor Samra

Councillor Wright left the meeting at 2:48 p.m.

Councillor Samra and Councillor Wright returned to the meeting at 2:49 p.m.

G-1 All Divisions - Bylaw C-8515-2024 - 2024 Master Rates Bylaw
File: N/A

MOVED by Reeve Kissel that Bylaw C-8515-2024 be amended to maintain the current 2023 water and wastewater utility rates in the 2024 *Master Rates Bylaw*.

Carried



MOVED by Councillor Hanson that Bylaw C-8515-2024 be amended to remove the following wording from the header between section 327 and section 328:

"Subdivision approval extension or re-activation
(refundable if application is denied)
~~Fee calculations exclude municipal and/or environmental reserves, and public utility lots.~~"
Carried

MOVED by Councillor Hanson that Bylaw C-8515-2024 be amended to add a new header between section 347 and section 348 with the following wording:

"Land Use Bylaw Variances"
Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8515-2024 be given first reading, as amended.
Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8515-2024 be given second reading, as amended.
Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8515-2024 be considered for third reading, as amended.
Carried Unanimously

MOVED by Deputy Reeve Kochan that Bylaw C-8515-2024 be given third and final reading, as amended.
Carried

**H-1 Division 5 - Subdivision Item: Residential
File: PL20230129 (07305002)**

MOVED by Councillor Boehlke that subdivision application PL20230129 be approved with the conditions noted in Attachment F:

- A. THAT the application to subdivide a ±1.62 hectares (±4.00 acres) parcel with a ±59.42 hectare (±146.83 acres) remainder from Lot 4, Block 1, Plan 1211490 within SW-05-27-28- W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 9 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (County Plan), 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;



- 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 Section 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 (PL20230129) and Roll number (07305002) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
 - d) The Owner/Applicant is to dedicate by Plan of Survey, a 5.0m wide portion of land along the southern boundary, adjacent to Township Road 270, for both the proposed and remainder lots.

Municipal Reserve

- 2) The provision of Reserve in the amount of 10% of the area of Lot 1, 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 (Weleschuk Associates Ltd., October 2023), pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) Reserves for the remainder of Lot 4, Block 1, Plan 1211490 within SW-05-27-28-W04M are to be deferred without Caveat, pursuant to Section 663 of the *Municipal Government Act*;



ROCKY VIEW COUNTY

Payments

- 3) The Applicant/Owner shall pay the County Subdivision Endorsement Fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

- 4) All taxes owing up to and including the year in which 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

K Adjourn the Meeting

MOVED by Councillor Samra that the March 26, 2024 Council meeting be adjourned at 3:43 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate