



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, April 9, 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 (arrived at 1:02 p.m.)
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
J. Evans, A/Director/Fire Chief, Emergency Management
L. MacRae, Director, Strategy and Performance
A. Zaluski, Director, Intergovernmental Services and Regional Planning
I. Agbonkhese, Manager, Financial Services
J. Lee, Manager, Capital and Engineering Services
L. Cox, Planning and Development Supervisor, Planning
B. Mulrooney, Supervisor, Capital and Engineering Services
T. Andreasen, Lead Legislative Officer, Legislative Services
O. Newmen, Senior Planner, Planning
J. Targett, Senior Development Officer, Planning
K. Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning
C. Berger, Planner, Planning
B. Leyeza, Planner, Planning
M. Mitton, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative 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 Deputy Reeve Kochan that the April 9, 2024 Council meeting be approved as presented.

Carried
Absent: Councillor Schule

C-1 March 26, 2024 Council Meeting Minutes

MOVED by Councillor Hanson that the March 26, 2024 Council meeting minutes be approved as presented.

Carried
Absent: Councillor Schule

**D-1 Division 6 - Bylaw C-8502-2024 and Bylaw C-8503-2024 - Local Plan and Redesignation Item: Industrial
File: PL20220101 / PL20220015 (03333011,03333009 & 03328005)**

MOVED by Councillor Samra that the public hearing for item D-1 be opened at 9:04 a.m.

Carried
Absent: Councillor Schule

Persons(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)
Michael Ulmer, Terradigm Consultants (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: Paul Sackney

Persons(s) who presented rebuttal: Michael Ulmer, Terradigm Consultants (Applicant)

MOVED by Councillor Samra that the public hearing for item D-1 be closed at 9:35 a.m.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be given first reading.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be given second reading.

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be considered for third reading.

Carried Unanimously
Absent: Councillor Schule



MOVED by Councillor Samra that Bylaw C-8502-2024 be given third and final reading.
Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given first reading.
Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given second reading.
Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be considered for third reading.
Carried Unanimously
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given third and final reading.
Carried
Absent: Councillor Schule

The Chair called for a recess at 9:37 a.m. and called the meeting back to order at 9:45 a.m.
Councillor Wright was not present when the meeting was called back to order.

D-2 Division 7 - Bylaw C-8501-2024 - Road Closure Item: First Reading
File: PL20210126 (03223012)

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:45 a.m.
Carried
Absent: Councillor Schule
Councillor Wright

Councillor Wright returned to the meeting at 9:45 a.m.

Persons(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 9:50 a.m.
Carried
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8501-2024 be given first reading.
Carried
Absent: Councillor Schule



MOVED by Councillor Samra that Bylaw C-8501-2024 be forwarded to the Minister of Transportation and Economic Corridors

Carried
Absent: Councillor Schule

MOVED by Councillor Samra that consideration of second and third reading of Bylaw C-8501-2024 be scheduled after the following:

- 1) the Applicant has provided a plan of survey and appraisal of the road allowance area to the County; and
- 2) the Applicant's redesignation and master site development plan applications (PL20210123 and PL20230075) have been considered by Council.

Carried
Absent: Councillor Schule

**H-1 Division 3 - Subdivision Item: Agricultural
File: PL20220177 (07920001)**

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

Deputy Reeve Kochan assumed the Chair.

MOVED by Reeve Kissel that the Applicant for item H-1 be permitted to address Council in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Councillor Schule

Presenters: Catherine Stotschek (Applicant/Owner)
Ralph Stotschek (Applicant/Owner)

MOVED by Reeve Kissel that subdivision application PL20220177 be approved with the alternate conditions as noted in Attachment G:

- A. THAT the application to create a \pm 32.37 hectare (\pm 80 acre) parcel (Lot 1) with a \pm 32.37 hectare (\pm 80 acre) remainder (Lot 2) within NW-20-27-05-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, 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 (PL20220177) and Roll number (07920001) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey

Access Easement Agreements

- 2) The Owner shall register on the title of each Lot 1 and Lot 2, access easement agreements with all necessary adjacent landowners indicating that future Owners shall allow public access across their lands in the easement.

Payments

- 3) The County will enter into an infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new Lot.



Taxes

- 5) 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*.

Carried
Absent: Councillor Schule

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

**F-1 All Divisions - Town of Crossfield - Rocky View County Intermunicipal Collaboration Framework Agreement Renewal
File: N/A**

MOVED by Councillor Boehlke that Council approve the Rocky View County and Town of Crossfield Intermunicipal Collaboration Framework as presented in Attachment A.

Carried
Absent: Councillor Schule

**F-2 Division 6 - Development Permit: Condition Expiry Time Extension Agreement Request
File: PRDP20226218 (03314001/2 & 03311001/2/3/6)**

MOVED by Councillor Samra that Council approve the time extension agreement request for development permit application PRDP20226218 to December 31, 2024.

Carried
Absent: Councillor Schule

The Chair called for a recess at 10:37 a.m. and called the meeting back to order at 10:43 a.m.

**F-4 All Divisions - 2022 - 2023 Levy Bylaw Annual Reporting
File: 1007-100**

MOVED by Deputy Reeve Kochan that Council receive the 2022 - 2023 Regional Off-Site Levies Annual Report as information.

Carried
Absent: Councillor Schule

**F-6 Division 5 - Consideration of Motion - Creation of a Chamber of Commerce to Support the Balzac Business Community
File: N/A**

MOVED by Councillor Boehlke 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.

Carried
Absent: Councillor Schule



ROCKY VIEW COUNTY

F-7 Division 1 - Consideration of Motion - Extension of and Exemptions to the Provisions of Water and Wastewater Utilities Bylaw C-7662-2017 Part 15.2
File: N/A

MOVED by Deputy Reeve Kochan that Council move into closed session at 11:35 a.m. to consider the Extension of and Exemptions to the Provisions of *Water and Wastewater Utilities Bylaw C-7662-2017* Part 15.2 pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body
- Section 27 – Privileged information

Carried
Absent: Councillor Schule

Council held the closed session for item F-7 with the following additional people in attendance:

Rocky View County: R. McDonald, I/Chief Administrative Officer
M. Boscarol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
G. van den Burg, Director/Municipal Clerk, Legislative Services

MOVED by Councillor Hanson that Council move into open session at 11:56 a.m.

Carried
Absent: Councillor Schule

Main Motion

MOVED by Councillor Hanson 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.



Amending Motion:

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

THAT Rocky View County Council extends the mandatory connection deadline to December 31, ~~2030~~ 2027 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.

Defeated
Absent: Councillor Schule

At the request of Councillor Samra, the Chair severed the main motion into two separate motions in accordance with section 135 of the *Procedure Bylaw*.

Main Motion 1:

MOVED by Councillor Hanson 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.

Defeated
Absent: Councillor Schule

Main Motion 2:

MOVED by Councillor Hanson 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.

Defeated
Absent: Councillor Schule

The Chair called for a recess at 12:06 p.m. and called the meeting back to order at 1:02 p.m. Councillor Hanson was not present when the meeting was called back to order.

Councillor Schule arrived at the meeting at 1:02 p.m.

**D-3 Division 5 - Bylaw C-8508-2024 - Redesignation Item: Agricultural
File: PL20230156 (05320003/05320004)**

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

Carried
Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:04 p.m.



Persons(s) who presented: Darrel Grant (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-3 be closed at 1:12 p.m. Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given first reading. Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given second reading. Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be considered for third reading. Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given third and final reading. Carried

F-3 Division 6 - Local Plan Item: Institutional & Community Use
File: PL20230023 (03323025)

MOVED by Councillor Samra that the St. Mary's Malankara Orthodox Church Master Site Development Plan: Remaining Lands be approved in accordance with Attachment F. Carried

F-5 All Divisions - 2024 Spring Budget Finalization
File: N/A

Councillor Hanson left the meeting at 2:23 p.m. and returned to the meeting at 2:26 p.m.

MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

- 1) That items 10 and 11 be removed from the 2024 budget and considered after the final consultant report on services and service levels has been provided to Council. Defeated

MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

- 2) That a utility rate increase for water and wastewater services of 3% be applied in the 2024 budget. Carried



MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

3) That Council approve a tax increase of 0% in 2024.

Carried

MOVED by Deputy Reeve Kochan that Administration report back to Council with an update on the net amount to be transferred to the Tax Stabilization Reserve.

Carried

The Chair called for a recess at 3:43 p.m. and called the meeting back to order at 3:48 p.m.

MOVED by Councillor Schule that the Platoon Captain pilot program be placed on hold until the 2024 Fire Master Plan is brought to Council.

Carried

MOVED by Deputy Reeve Kochan that Council approve the operating and capital budget adjustment outlined in Attachment B, as amended.

Carried

MOVED by Councillor Hanson that the budget adjustment to accommodate external requisitions be approved as presented in Attachment C.

Carried

MOVED by Reeve Kissel that Administration report back to Council, no later than the end of June 2024, on the impacts of increasing the County paid portion of the employee benefits to 100% would have on staff retention.

Carried

**G-1 All Divisions - Bylaw C-8522-2024 - Amendments to the Appeal and Review Panel
Bylaw
File: N/A**

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given second reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be considered for third and final reading.

Carried Unanimously

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given third and final reading.

Carried



ROCKY VIEW
COUNTY

K Adjourn the Meeting

MOVED by Councillor Samra that the April 9, 2024 Council meeting be adjourned at 4:38 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate