



**COUNCIL MEETING MINUTES**

Tuesday, May 14, 2024  
9:00 AM

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

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Present: Reeve C. Kissel  
Deputy Reeve D. Kochan  
Councillor G. Boehlke  
Councillor K. Hanson  
Councillor S. Samra  
Councillor A. Schule  
Councillor S. Wright (arrived at 9:08 a.m.)

Also Present: R. McDonald, Interim 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  
D. Kazmierczak, Manager, Planning  
C. Morrice, Manager, Legal Services  
S. Altena, Planning Policy Supervisor, Planning  
J. Rebello, Planning and Development Supervisor, Planning  
T. Andreasen, Lead Legislative Officer, Legislative Services  
C. Berger, Planner, Planning  
A. Chell, Senior Planner, Planning  
X. Deng, Senior Planner, Planning  
A. Chell, Planner, Planning  
D. Manawadu, Planner, Planning  
M. Mitton, Legislative Officer, Legislative Services  
M. Nolan, Planner, Planning

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**A Call Meeting to Order**

The Chair called the meeting to order at 9:00 a.m.

**B Updates/Approval of Agenda**

MOVED by Councillor Hanson that the May 14, 2024 Council meeting agenda be amended as follows:

- Add emergent closed session item E-3 "CAO Recruitment Process"

Carried  
Absent: Councillor Wright



MOVED by Councillor Hanson that the May 14, 2024 Council meeting agenda be approved as amended.

Carried  
Absent: Councillor Wright

**C-1 April 23, 2024 Council Meeting Minutes**

MOVED by Councillor Samra that the April 23, 2024 Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Wright

**D-1 Division 6 - Bylaw C-8529-2024 - Redesignation Item: Residential  
File: PL20220194 (04204004)**

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

Carried  
Absent: Councillor Wright

Councillor Wright arrived at the meeting at 9:08 a.m.

Persons(s) who presented: N. Darrel Grant (Applicant)

MOVED by Councillor Samra that Council receive the late public submissions in accordance with section 185 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: None

Person(s) who presented in opposition: Gary Bullard

Persons(s) who presented rebuttal: N. Darrel Grant (Applicant)

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:49 a.m.

MOVED by Councillor Samra that the public hearing for item D-1 be closed at 9:51 a.m.

Carried

MOVED by Councillor Samra that application PL20220194 be refused.

Carried

**D-2 Division 6 - Bylaw C-8516-2024 - Redesignation Item: Business  
File: PL20210142 (03323017)**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:58 a.m.

Carried

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 10:16 a.m.  
Carried

MOVED by Councillor Samra that Bylaw C-8516-2024 be given first reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8516-2024 be given second reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8516-2024 be considered for third reading.  
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8516-2024 be given third and final reading.  
Carried

**G-1 Division 6 - Bylaw C-8476-2024 and Bylaw C-8477-2024 - Local Plan and  
Redesignation Item: Industrial  
File: PL20200150 and PL20200151 (05306001/5)**

MOVED by Councillor Samra that Council allow the applicant N. Darrell Grant to address Council  
for 5 minutes on item G-1 in accordance with 116 of the section of the *Procedure Bylaw*.  
Carried

Persons(s) who presented: N. Darrell Grant (Applicant)

MOVED by Councillor Samra that Bylaw C-8476-2024 be given first reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8476-2024 be given second reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8476-2024 be considered for third reading.  
Carried Unanimously

MOVED by Councillor Samra that Bylaw C-8476-2024 be given third and final reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8477-2024 be given first reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8477-2024 be given second reading.  
Carried

MOVED by Councillor Samra that Bylaw C-8477-2024 be considered for third reading.  
Carried Unanimously



MOVED by Councillor Samra that Bylaw C-8477-2024 be given third and final reading.

Carried

**E-1 Closed Session – Rodeo Ridge Community - Ownership of Private Road Units**  
**File: RVC2024-11**

MOVED by Deputy Reeve Kochan that Council move into closed session at 10:30 a.m. to consider the closed session item "Rodeo Ridge Community - Ownership of Private Road Units" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Carried

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

Rocky View County:	R. McDonald, Interim 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
	C. Morrice, Manager, Legal Services

MOVED by Deputy Reeve Kochan that Council move into open session at 10:54 a.m.

Carried

**E-1 Closed Session – Rodeo Ridge Community - Ownership of Private Road Units**  
**File: RVC2024-11**

MOVED by Deputy Reeve Kochan that Council direct Administration to proceed with the mandate outlined in Option 2 as discussed in confidential report RVC2024-11.

Carried

**E-3 Emergent Business Item – Closed Session – CAO Recruitment Process**  
**File: RVC2024-20**

MOVED by Deputy Reeve Kochan that Council move into closed session at 10:55 a.m. to consider the closed session item "CAO Recruitment Process" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations
- Section 24 – Advice from officials

Carried



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

Rocky View County:	None
Others:	J. Soles, Janet Soles & Associates T. Hamilton, Janet Soles & Associates M. Aasen, McLennan Ross

MOVED by Deputy Reeve Kochan that Council move into open session at 1:05 p.m.

Carried

**E-3 Emergent Business Item – Closed Session – CAO Recruitment Process**  
**File: RVC2024-20**

MOVED by Deputy Reeve Kochan that Council authorize the Reeve, in collaboration with the Executive Search Consultants, to immediately enter into contractual negotiations with the preferred candidate as outlined in the May 14<sup>th</sup> Council closed session.

Carried

MOVED by Deputy Reeve Kochan that Council appoint Byron Riemann as acting CAO commencing May 24, 2024 until such time as a new permanent CAO has assumed the position.

Carried

**D-3 Division 6 - Bylaw C-8524-2024 and Bylaw C-8525-2024 - Local Plan Amendment and Redesignation Item: Residential**  
**File: PL20210120 and PL20210121 (05618459)**

Reeve Kissel vacated the Chair in accordance with section 10 of the *Procedure Bylaw* as the local plan amendment and redesignation application were located in her electoral division.

Deputy Reeve Kochan assumed the Chair.

MOVED by Reeve Kissel that the public hearing for item D-3 be opened at 1:08 p.m.

Carried

Persons(s) who presented:	Michael Brown, Trico Homes Norman Damkar (pre-recorded presentation) Chris Andrew, B&A Studios (Applicant)
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Person(s) who presented in support:	Donovan Saltvold Greg Hickaway Dave Collyer Ken Stagg
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Person(s) who presented in opposition:	Michael Fox Martine Albert Lené Fox
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Persons(s) who presented rebuttal: Michael Brown, Trico Homes

The Chair called for a recess at 2:45 p.m. and called the meeting back to order at 3:01 p.m.

MOVED by Reeve Kissel that the public hearing for item D-3 be closed at 3:01 p.m.

Carried

Main Motion

MOVED by Reeve Kissel that Council refer applications PL20210120 and PL20210121 back to Administration to address concerns related to:

- The wastewater treatment plant expansion requirements
- HOA - requirement of an agreement between Watermark HOA and Damkar Villas
- Recreation space needed and consideration for a Community Centre
- Dark skies, lighting to be confirmed
- Confirmation of buffer on the north and west boundary of the property
- Revised the measurement of the Villa height from 11m to 9m

Amending Motion

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

THAT Council refer applications PL20210120 and PL20210121 back to Administration to work with the Applicant to address concerns related to:

- The wastewater treatment plant expansion requirements
- HOA - requirement of an agreement between Watermark HOA and Damkar Villas
- Recreation space needed and consideration for a Community Centre
- Dark skies, lighting to be confirmed
- Confirmation of buffer on the north and west boundary of the property
- Revised the measurement of the Villa height from 11m to 9m

Carried

Main Motion as Amended

MOVED by Reeve Kissel that Council refer applications PL20210120 and PL20210121 back to Administration to work with the Applicant to address concerns related to:

- The wastewater treatment plant expansion requirements
- HOA - requirement of an agreement between Watermark HOA and Damkar Villas
- Recreation space needed and consideration for a Community Centre
- Dark skies, lighting to be confirmed
- Confirmation of buffer on the north and west boundary of the property
- Revised the measurement of the Villa height from 11m to 9m

Carried



Main Motion

MOVED by Reeve Kissel that Council direct Administration to bring back the revised applications to a Public Hearing.

Amending Motion

MOVED by that the main motion be amended as follows:

THAT Council direct Administration to bring back the revised applications to a Public Hearing, **within four months.**

Carried

Main Motion as Amended

MOVED by Reeve Kissel that Council direct Administration to bring back the revised applications to a Public Hearing, within four months.

Carried

The Chair called for a recess at 3:22 p.m. and called the meeting back to order at 3:30 p.m.

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

**D-4 All Divisions - Bylaw C-8530-2024 - Land Use Bylaw Amendments – Existing Buildings and Community Entrance Signs  
File: 1013-137**

MOVED by Councillor Boehlke that the public hearing for item D-4 be opened at 3:31 p.m.

Carried

Persons(s) who presented: J. Rebello, Planning and Development Supervisor,  
Planning

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-4 be closed at 3:43 p.m.

Carried

MOVED by Councillor Hanson that Bylaw C-8530-2024 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8530-2024 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8530-2024 be considered for third reading.

Carried Unanimously



MOVED by Councillor Hanson that Bylaw C-8530-2024 be given third and final reading.

Carried

**F-1 All Divisions - Meadow Ridge Road Conrich Estates – Local Improvement Plan Update**  
**File: N/A**

MOVED by Councillor Samra that Rani Duhra, Arvin Bhatia, and Navdeep Bhatia be allowed to address Council on item F-1 in accordance with 116 of the section of the *Procedure Bylaw*.

Carried

Persons(s) who presented: Arvin Bhatia  
Navdeep Bhatia  
Rani Duhra

MOVED by Councillor Samra that Mr. Basati be allowed to address Council on item F-1 in accordance with section 116 of the *Procedure Bylaw*.

Carried

Persons(s) who presented: Bhupinder Basati

MOVED by Councillor Samra that Council directs Administration to defer the installation of new infrastructure, water, and wastewater local improvement at Meadow Ridge Road in the Conrich Estates subdivision;

AND THAT Council directs Administration to explore other options for expanding water and wastewater services in the Conrich area, with a report to be brought back to Council by the end of Q3 2024.

Carried

Councillor Boehlke left the meeting at 4:42 p.m. and returned to the meeting at 4:44 p.m.

**F-2 All Divisions - Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments**  
**File: N/A**

MOVED by Councillor Wright that Council receive the Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments report as information.

Carried

MOVED by Councillor Wright that Council directs Administration to undertake a comprehensive update of Circulation and Notification Standards Policy C-327 with a revised policy presented to Council by the end of Q4 2024. The update shall include the following areas:

- a. Offering simple and clear application notification areas based on best practice, the scale of development, and local context.
- b. Potential replacement of signage requirements with additional requirements for applicant-led engagement measures on larger-scale proposals.





- c. Provision of a range of both digital and hard copy methods that support an inclusive and accessible notification process.

Defeated

**F-3 Division 1 - Bragg Creek Area Structure Plan Hamlet Review - Visioning Committee Appointments**  
**File: 1013-285**

MOVED by Councillor Hanson that Council move into closed session to discuss the "Bragg Creek Area Structure Plan Hamlet Review - Visioning Committee Appointments" at 5:19 p.m. pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – Confidential evaluations
- Section 24 – Advice from officials

Carried

Council held the closed session for item F-3 with the following additional people in attendance:

Rocky View County:	R. McDonald, Interim Chief Administrative Officer
	M. Boscariol, Executive Director, Community Services
	G. van den Burg, Director/Municipal Clerk, Legislative Services
	D. Kazmierczak, Manager, Planning
	S. Altena, Planning Policy Supervisor, Planning
	A. Chell, Planner, Planning

MOVED by Councillor Hanson that Council move into open session at 5:39 p.m.

Carried

MOVED by Councillor Hanson that Council appoint Neal LaMontagne to the position of Chair of the Greater Bragg Creek ASP Hamlet Review Visioning Committee.

Carried

MOVED by Councillor Hanson that Council appoint Baruch Laskin, Terri-Lynn Duque, Clint Docken, Renee Delorme, Ian Greenhalgh, Lindsey Kindrat, Tijs Overmars, and Shannon Bailey, to be members of the Greater Bragg Creek ASP Hamlet Review Visioning Committee.

Carried

**F-4 All Divisions - Appointments to the Subdivision and Development Appeal Board and Enforcement Appeal Committee**  
**File: N/A**

MOVED by Councillor Wright Council appoint Executive Directors Kent Robinson and Byron Riemann as scrutineers for the appointments to the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Carried

The Chair called for nominations for two members at large to be appointed to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for 3.5 year terms.



Councillor Samra nominated the following applicants to be members at large of the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a 3.5 year term:

- Tim Creelman
- Tricia Fehr
- Kanwar Jit Gill
- Prab Gill
- Morrie Goetjen
- Wendy Metzger
- Devinder Shory
- Roc Spence
- Christine Trottier
- Shelley Vandenberg
- Bradley Wanchulak

There being no applicants remaining to nominate, the Chair ceased nominations.

Executive Directors Kent Robinson and Byron Riemann administered a vote by secret ballot. The vote by secret ballot resulted in a four-way tie between Tim Creelman, Devinder Shory, Roc Spence, and Bradley Wanchulak.

Executive Directors Kent Robinson and Byron Riemann administered an additional vote by secret ballot. The additional vote by secret ballot resulted in Roc Spence and Bradley Wanchulak being the successful nominees.

MOVED by Deputy Reeve Kochan that Council appoint the following individuals to the Subdivision and Development Appeal Board and Enforcement Appeal Committee for a 3.5 year term to end at Council's 2027 Organizational Meeting:

- Roc Spence
- Bradley Wanchulak

Carried

**E-2 Closed Session – Recreation Facility Governance and Ownership**  
**File: RVC2024-19**

MOVED by Councillor Hanson that Council move into closed session to consider the closed session item "Recreation Facility Governance and Ownership" at 5:58 p.m. pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- 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 item E-2 with the following additional people in attendance:

Rocky View County: R. McDonald, Interim 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

MOVED by Deputy Reeve Kochan that Council move into open session at 6:15 p.m.

Carried

**E-2 Closed Session – Recreation Facility Governance and Ownership**  
**File: RVC2024-19**

MOVED by Deputy Reeve Kochan that Council direct Administration to proceed with confidential Option 1 as discussed during the closed session for RVC2024-19.

Carried

**J-1 Division 6 - Notice of Motion - Councillor Samra and Councillor Hanson - Council as the Development Authority for Certain Uses in the Business, Live-Work District (B-LWK) Land Use District**  
**File: N/A**

This notice of motion was read into the record at the May 14, 2024 Council meeting. The motion as read into the record will be debated at the May 28, 2024 Council meeting.

TITLE: Council as the Development Authority for Certain Uses in the Business, Live-Work District (B-LWK) Land Use District

WHEREAS Council adopted the following resolution at the April 23, 2024 Council meeting:

*MOVED by Councillor Samra that Council be the Development Authority for any development permit applications on Business, Live-Work District (B-LWK) land use, in accordance with section 49 of the Land Use Bylaw.*

*Carried*

AND WHEREAS the resolution adopted by Council has made Council the Development Authority for all development permit applications within the B-LWK district of the *Land Use Bylaw*;

AND WHEREAS Council may not want to be the Development Authority for all development permit applications within the B-LWK district of the *Land Use Bylaw* due to the number of less intense development permit applications that would need to be considered by Council;



AND WHEREAS Council instead may want to be the Development Authority for development permit applications only for certain uses within the B-LWK district of the *Land Use Bylaw*;

AND WHEREAS the following uses are generally more intense than other uses within the B-LWK district of the *Land Use Bylaw* and should be considered by Council as the Development Authority;

- Accessory Building > 150.00 m2 (1614.59 ft2)
- Automotive Services (Minor)
- Automotive Services (Major)
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Group)
- Home-Based Business (Type II)
- Industrial (Light)
- Industrial (Medium)
- Kennel
- Outdoor Storage
- Special Function Business

THEREFORE, BE IT RESOLVED THAT Council rescinds the following resolution adopted at the April 23, 2024 Council meeting in accordance with section 169 of the *Procedure Bylaw*:

*MOVED by Councillor Samra that Council be the Development Authority for any development permit applications on Business, Live-Work District (B-LWK) land use, in accordance with section 49 of the Land Use Bylaw.*

*Carried*

AND THAT, in accordance with section 49 of the *Land Use Bylaw*, Council be the Development Authority for development applications for the following uses within the Business, Live-Work District (B-LWK) land use district:

- Accessory Building > 150.00 m2 (1614.59 ft2)
- Automotive Services (Minor)
- Automotive Services (Major)
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Group)
- Home-Based Business (Type II)
- Industrial (Light)
- Industrial (Medium)
- Kennel
- Outdoor Storage
- Special Function Business



**K Adjourn the Meeting**

MOVED by Councillor Samra that the May 14, 2024 Council meeting be adjourned at 6:18 p.m.  
Carried

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Reeve or Deputy Reeve

\_\_\_\_\_  
Chief Administrative Officer or designate