



ROCKY VIEW  
COUNTY

**COUNCIL MEETING MINUTES**  
**DRAFT – SUBJECT TO APPROVAL**

Tuesday, July 23, 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  
Councillor S. Wright

Also Present: B. Riemann, I/Chief Administrative Officer  
M. Boscariol, Executive Director, Community Services  
J. Lee, A/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  
S. Altena, Planning Policy Supervisor, Planning  
L. Cox, Planning and Development Supervisor, Planning  
A. Wilson, Taxation and Receivables Supervisor, Financial Services  
T. Andreasen, Lead Legislative Officer, Legislative Services  
C. Berger, Planner, Planning  
A. Chell, Senior Planner, Planning  
M. Dollmaier, Senior Planner, Planning  
M. Mitton, Legislative Officer, Legislative Services  
M. Nolan, Planner, Planning  
G. Scheffel, Planner, Planning

**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 Samra that the July 23, 2024 Council meeting agenda be amended as follows:

- Remove item D-2 – Bylaw C-8538-2024 - Local Plan and Redesignation Item: Institutional

Carried



MOVED by Councillor Samra that the July 23, 2024 Council meeting agenda be approved as amended.

Carried

**C-1 July 9, 2024 Council Meeting Minutes**

MOVED by Councillor Hanson that the July 9, 2024 Council meeting minutes be approved as presented.

Carried

**D-1 Division 1 - Bylaw C-8558-2024 and Bylaw C-8559-2024 - Local Plan Amendment and Redesignation Item: Residential and Business  
File: PL20220027 and PL20220028 (04715001)**

MOVED by Councillor Hanson that the public hearing for item D-1 be opened at 9:06 a.m.

Carried

Persons(s) who presented: Dean Todd, Arcadis (Applicant)

MOVED by Councillor Hanson that Council receive the late public submission for item D-1 in accordance with section 185 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: None

Person(s) who presented in opposition: None

The Chair called for a recess at 9:34 a.m. and called the meeting back to order at 9:37 a.m.

Persons(s) who presented rebuttal: Dean Todd, Arcadis (Applicant)  
Amanda Polini, Arcadis (Applicant)

MOVED by Councillor Hanson that the public hearing for item D-1 be closed at 9:45 a.m.

Carried

MOVED by Councillor Hanson that Council refers applications PL20220027 and PL20220028 back to Administration for the Applicant to revise the application and return to Council prior to the end of Q4, 2024, with amendments including:

- Limitations on the type and intensity of uses allowed for the proposed Business, Agricultural district parcel within the revised conceptual scheme to ensure alignment with the direction of the Central Springbank Area Structure Plan.
- Reconfiguration of the proposed road network and lot layout to meet the intent of the adopted Springbank Creek Conceptual Scheme by providing the potential for road connections to the wider conceptual scheme area.

Carried



**E-1 All Divisions – Closed Session Item - CAO Recruitment Process**  
**File: RVC2024-24**

**E-2 All Divisions – Closed Session Item – Recreation Facility Governance and Ownership**  
**File: RVC2024-25**

MOVED by Councillor Hanson that Council move into closed session at 9:51 a.m. to consider the confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

E-1 – CAO Recruitment Process

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

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

Rocky View County: B. Riemann, I/Chief Administrative Officer  
M. Boscarol, Executive Director, Community Services  
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

Council held the closed session for item E-1 with only Council in attendance.

MOVED by Deputy Reeve Kochan that Council move into open session at 10:52 a.m.  
Carried

**E-1 All Divisions – Closed Session Item - CAO Recruitment Process**  
**File: RVC2024-24**

MOVED by Deputy Reeve Kochan that Council authorize the Reeve and Deputy Reeve enter negotiations with the candidate for CAO as outlined in closed session RVC2024-24.  
Carried



**E-2 All Divisions – Closed Session Item – Recreation Facility Governance and Ownership**  
**File: RVC2024-25**

MOVED by Deputy Reeve Kochan that Council direct Administration to proceed with Option #1, as outlined in closed session report RVC2024-025.

Carried

**F-1 All Divisions - Aggregate Resource Plan Stakeholder Advisory Committee**  
**Recommendations and Final Report**  
**File: N/A**

Presenter: Barbara McNeil, Chair, Aggregate Resource Plan Stakeholder Advisory Committee

MOVED by Councillor Wright that Martyn Griggs be permitted to address Council on item F-1 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Carried

Presenter: Martyn Griggs

The Chair called for a recess at 11:51 a.m. and called the meeting back to order at 12:00 p.m.

MOVED by Councillor Wright that Council receive the Aggregate Resource Plan Stakeholder Advisory Committee Recommendations and Final Report as information.

Carried

MOVED by Councillor Wright that Council direct Administration to bring an amended Aggregate Resource Plan Terms of Reference no later than September 30, 2024, identifying recommended actions and a workplan.

Defeated

MOVED by Councillor Boehlke that Council direct Administration to bring a report back to Council no later than the end of Q4, 2024, that includes an analysis of the Committee Report and outlines recommended actions, a workplan, and review of budget implications.

Carried

The Chair called for a recess at 12:07 p.m. and called the meeting back to order at 1:02 p.m.

Councillor Wright was not present when the meeting was called back to order.

**F-2 All Divisions - 2024 Tax Recovery Sale Reserve Bids**  
**File: 0785**

MOVED by Councillor Hanson that Council approve the reserve bids for the 2024 tax recovery sale as presented in Attachment A.

Carried

Absent: Councillor Wright

Councillor Wright returned to the meeting at 1:05 p.m.



**F-3 All Divisions - Planning Project Prioritization Policy C-322 Amendments**  
**File: N/A**

Councillor Schule left the meeting at 1:30 p.m.

MOVED by Councillor Boehlke that item F-3 be tabled until after item F-4.

Carried  
Absent: Councillor Schule

**F-4 All Divisions - Consideration of Motion - Establishment of a Policy Review Committee**  
**File: N/A**

Councillor Schule returned to the meeting at 1:33 p.m.

MOVED by Councillor Wright that Administration be directed to evaluate the potential for re-establishing a Policy Review Committee and report back with their findings and recommendations no later than the October 8, 2024 Council meeting.

Carried

**F-5 Division 7 - Consideration of Motion - Langdon Park Storm Water Plan and Paving of Parking Lot**  
**File: N/A**

MOVED by Councillor Schule that Council direct Administration to complete an assessment of probable costs and report back to Council for consideration by Q4 of 2024.

Carried

**F-3 All Divisions - Planning Project Prioritization Policy C-322 Amendments**  
**File: N/A**

MOVED by Councillor Boehlke that item F-3 be lifted from the table.

Carried

The Chair called for a recess at 1:48 p.m. and called the meeting back to order at 1:52 p.m.

MOVED by Councillor Boehlke that Council refer the Planning Project Prioritization Policy C-322 Amendments to the Governance Committee for further consideration.

Defeated

The Chair called for a recess at 2:02 p.m. and called the meeting back to order at 2:14 p.m.

MOVED by Councillor Boehlke that Council direct Administration to bring forward a ranking of Area Structure Plans under the current Policy C-322 no later than end of Q3 2024.

Carried

MOVED by Councillor Boehlke that Council refer the Planning Project Prioritization Policy C-322 Amendments to Administration to reflect the comments made at the July 23, 2024, Council meeting, and bring the policy back to Council no later than the end of October 2024.

Carried



**H-1 Division 5 - Subdivision Item: Residential  
File: PL20230145 (06421028)**

MOVED by Councillor Samra that the applicants be permitted to address the Subdivision Authority on item H-1 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Defeated

MOVED by Councillor Boehlke that the Subdivision Authority approves application PL20230145 with the conditions noted in Attachment F:

- A. THAT the application to subdivide a  $\pm 0.93$  hectare ( $\pm 2.30$  acres) parcel with a  $\pm 0.96$  hectare ( $\pm 2.37$  acres) remainder from Lot 3, Block 12, Plan 921 1573 within SE-21-26-29-W04M, 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 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 (PL20230145) and Roll number (06421028) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.



- 2) The Owner is to dedicate, by Plan of Survey, a 5 m wide strip of land for road widening along the eastern boundary of the proposed subdivision.

***Development Agreement***

- 3) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
  - a) Accordance with the Level 3 PSTS Assessment, prepared by Beairsto & Associates Engineering Ltd. (May 2024).
  - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.

***Transportation and Access***

- 4) The Owner shall construct a new mutual paved approach on Range Road 293, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2.
  - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
  - b) Provide an access right of way plan; and
  - c) Prepare and register respective easements on each title, where required.
- 5) The Owner shall remove and reclaim the existing approach on the panhandle of Lot:1 Block:11 Plan: 9210900, as shown on the approved Tentative Plan.
- 6) Discharge of Instruments 921 199 921, 921 199 922, and 921 171 401 to the satisfaction of the County
- 7) The Owner is to enter into a Road Widening Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
  - a) The provision of additional 5 m road widening along the eastern boundary of the property;
  - b) Land is to be purchased for \$1 by the County;

***Water / Wastewater***

- 8) The Owner is to provide confirmation of the tie-in for connection to Rockyview Water Co-op for the proposed new lot, as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;
  - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
  - c) The allocation and reservation of the necessary capacity;
  - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the



subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).

**Stormwater**

- 9) The Owner shall provide a Stormwater Management Plan, in accordance with Nose Creek Watershed Management Plan and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
  - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

**Payments and Levies**

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 for proposed lot 2. The County shall calculate the total owing for the gross development area, as shown in the staff report and 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 one (1) new Lot.

**Taxes**

- 12) 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

**H-2 Division 3 - Subdivision Item: Residential  
File: PL20230080 (06703008)**

MOVED by Deputy Reeve Kochan that the applicants be permitted to address the Subdivision Authority on item H-2 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Defeated





MOVED by Reeve Kissel that the Subdivision Authority approves application PL20230080 with the conditions noted in Attachment F:

- A. THAT the application to create two new parcels consisting of a  $\pm$  1.80 hectare ( $\pm$  4.45 acre) parcel and a  $\pm$  1.83 hectare ( $\pm$  4.52 acre) parcel with a  $\pm$  4.10 hectare ( $\pm$  10.13 acre) remainder located in Block B, Plan 8086 within SE-03-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 9, 18, and 19 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. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 (PL20230080) and Roll number (06703008) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.



**Transportation**

- 2) The Owner shall contact County Road Operations to construct a new gravel approach on Whitetail Road, in accordance with County Servicing Standards, in order to provide access to Lots 1,2, and 3.
  - a) As per County Servicing Standards, no road approaches shall be located within 45 m of the intersection of two local roads.
  - b) For any new approach construction along Whitetail Road, the applicant will need to contact County to confirm approach location and scope of work to ensure adherence to County Servicing Standards; and
  - c) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.

**Site Servicing**

- 3) The Owner is to provide confirmation of the tie-in for connection to Rockyview Water Co-op, an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;
  - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
  - c) The allocation and reservation of the necessary capacity;
  - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 4) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
  - a) Accordance with the Level 4 PSTS Assessment, prepared by prepared by Osprey Engineering Inc., dated March 5, 2024.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of the proposed lots, 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;
  - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

**Municipal Reserves**

- 6) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, 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 (Bourgeois Brooke Chin Associates, March 1, 2024), pursuant to Section 666(3) of the *Municipal Government Act*.



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- 7) The provision of Reserve, in the amount of 10 % of Lot 3, is to be deferred by caveat proportionately to Lot 3, pursuant to Section 669(2) of the *Municipal Government Act*;

### **Payments and Levies**

- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with the *Transportation Off-Site Bylaw C-8007-2020*. The County shall calculate the total owing for the gross development area, as shown in the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of two (2) new lots.

### **Taxes**

- 10) 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*.

### **E. 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*.

### **F. ADVISORY:**

- 1) In accordance with Section 3 of the *Public Lands Act*, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. Please ensure that disturbance to any crown-owned water bodies are approved by Lands Division.
- 2) For determination if a body of water is crown-owned, please contact the Water Boundaries Unit ([Water.Boundaries@gov.ab.ca](mailto:Water.Boundaries@gov.ab.ca)). An authorization is required under the *Public Lands Act* to alter, infill or otherwise impact a Crown claimable wetland or bed and shore of a crown claimable river or lake. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.

Carried

### **H-3 Division 2 - Subdivision Item: Agricultural File: PL20220220 (05814006)**

MOVED by Deputy Reeve Kochan that the applicants be permitted to address the Subdivision Authority on item H-3 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Defeated

The Chair called for a recess at 2:51 p.m. and called the meeting back to order at 3:00 p.m.



MOVED by Deputy Reeve Kochan that proposed condition 4 of Attachment F for subdivision application PL20220220 be amended as follows:

- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of approximately  $\pm 0.81$  ha ( $\pm 2.00$  ac) road acquisition along the entire 12.5 m wide portion of Lot 2 for  $\pm 1.00$  km in length, as shown on the tentative plan;
  - b) Land is to be purchased for \$1.00 by the County.
  - c) The Road Acquisition shall acknowledge that the above-noted requirements are to be fulfilled at the time a public road is required to serve the quarter section. This shall be registered by Caveat prepared by the County; and
  - d) The Road Acquisition shall acknowledge that the future developer obligation to address the stormwater pond on Lot 1.

Defeated

MOVED by Deputy Reeve Kochan that the Subdivision Authority approves application PL20220220 with the conditions noted in Attachment F:

- A. THAT the application to create a  $\pm 8.10$  hectare ( $\pm 20.01$  acre) parcel with a  $\pm 19.63$  hectare ( $\pm 48.51$  acre) remainder, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 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. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 (PL20220220) and Roll number (05814006) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.

**Development Agreement**

- 2) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Reclamation and reconfiguration of the existing stormwater pond in accordance with the recommendations of the updated stormwater management report, and the registration of any overland drainage easements to the satisfaction of the County.
  - b) Preparation and implementation of the recommendations of the approved updated Stormwater Management Plan;
  - c) Preparation and implementation of the recommendations of the Construction Management Plan;
  - d) Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan.

**Transportation**

- 3) Access to Lots 1 and 2 will be provided by a mutual approach off Highway 22. The owner is to provide an access right of way plan, and prepare and register respective easements on each title, where required, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2.
- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of approximately  $\pm 0.81$  ha ( $\pm 2.00$  ac) road acquisition along the entire 12.5 m wide portion of Lot 2 for  $\pm 1.00$  km in length, as shown on the tentative plan;
  - b) Land is to be purchased for \$1.00 by the County.



- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1 and 2, that restricts the erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan.

**Sanitary/Waste Water**

- 6) The Owner is to submit a complete Level 2 Private Sewage Treatment System (PSTS) Assessment to evaluate the suitability of the proposed lot for the use of PSTS, in accordance with the Model Process for subdivision Approval and Private Sewage and the Alberta Private Sewage Systems Standard of Practice, and to support future residential development on the proposed Lot 1.

**Water Supply and Waterworks**

- 7) The Owner is to drill a new well in the proposed lot and provide a Well Driller's Report confirming a minimum pump rate of 1.0 igpm to support future residential development on the proposed Lot 1.

**Utility Right of Way**

- 8) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of FortisAlberta.

**Municipal Reserve**

- 9) The provision of Municipal Reserve, in the amount of 10% of Lot 1, is to be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*; the remainder is to remain deferred without caveat, pursuant to Section 663 of the *Municipal Government Act*.

**Payments**

- 10) 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**

- 11) 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

The Chair called for a recess at 3:10 p.m. and called the meeting back to order at 3:24 p.m.

Councillor Hanson was not present when the meeting was called back to order.

**G-1 All Divisions - Bylaw C-8549-2024 - Regional Transportation Off-Site Levy Bylaw  
File: 1007-800**

Councillor Hanson returned to the meeting at 3:25 p.m.

MOVED by Deputy Reeve Kochan that Bylaw C-8549-2024 be given first reading.

Carried



MOVED by Deputy Reeve Kochan that Council directs Administration to advertise the proposed Regional Transportation Off-Site Levy Bylaw in accordance with section 648(6) of the *Municipal Government Act*.

Carried

Motion Arising:

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public hearing prior to further consideration of the proposed Regional Transportation Off-Site Levy Bylaw in accordance with section 176 of the *Procedure Bylaw*.

Carried

**G-2 All Divisions - Bylaw C-8548-2024 - Regional Water and Wastewater Off-Site Levy Bylaw  
File: 1007-700**

MOVED by Deputy Reeve Kochan that Bylaw C-8548-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to advertise the proposed Regional Water and Wastewater Off-Site Levy Bylaw in accordance with section 648(6) of the *Municipal Government Act*.

Carried

Motion Arising:

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public hearing prior to further consideration of the proposed Regional Water and Wastewater Off-Site Levy Bylaw in accordance with section 176 of the *Procedure Bylaw*.

Carried

**G-3 All Divisions - Bylaw C-8547-2024 - Regional Stormwater Off-Site Levy Bylaw  
File: 1007-755**

MOVED by Deputy Reeve Kochan that Bylaw C-8547-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to advertise the proposed Regional Stormwater Off-Site Levy Bylaw in accordance with section 648(6) of the *Municipal Government Act*.

Carried

Motion Arising:

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public hearing prior to further consideration of the proposed Regional Stormwater Off-Site Levy Bylaw in accordance with section 176 of the *Procedure Bylaw*.

Carried



ROCKY VIEW  
COUNTY

**G-4 All Divisions - Bylaw C-8550-2024 - Community Recreation Off-Site Levy Bylaw  
File: 1007-752**

MOVED by Deputy Reeve Kochan that Bylaw C-8550-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to advertise the proposed Community Recreation Off-Site Levy Bylaw in accordance with section 648(6) of the *Municipal Government Act*.

Carried

Motion Arising:

MOVED by Deputy Reeve Kochan that Council directs Administration to schedule a public hearing prior to further consideration of the proposed Community Recreation Off-Site Levy Bylaw in accordance with section 176 of the *Procedure Bylaw*.

Carried

**K Adjourn the Meeting**

MOVED by Councillor Samra that the July 23, 2024 Council meeting be adjourned at 4:27 p.m.

Carried

\_\_\_\_\_  
Reeve or Deputy Reeve

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