



ROCKY VIEW  
COUNTY

**COUNCIL MEETING MINUTES**

Tuesday, September 24, 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

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  
A. Zaluski, Director, Intergovernmental Services and Regional Planning  
I. Agbonkhese, Manager, Financial Services  
D. Lang, Manager, Recreation, Parks and Community Support  
D. Kazmierczak, Manager, Planning  
L. Cox, Supervisor, Planning and Development, Planning  
A. Wilson, Supervisor Taxation and Receivables, Financial Services  
J. Rebello, Supervisor Planning & Development, Planning  
K. Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning  
A. Latimer, Manager, Economic Development, Economic Development  
S. Braak, Business Retention and Expansion Coordinator, Economic Development  
A. Cairns Community Project Coordinator, Recreation, Parks and Community Support  
A. Chell, Senior Planner, Planning  
B. Leyeza, Planner 2, Planning  
O. Newman, Senior Planner, Planning  
J. Targett, Senior Development Officer, Planning  
T. Andreasen, Lead Legislative Officer, Legislative Services  
K. Wrzosek, Legislative Officer, Legislative Services

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**A Call Meeting to Order**

The Chair called the meeting to order at 9:02 a.m.



**B Updates/Approval of Agenda**

MOVED by Deputy Reeve Kochan that the September 24, 2024 Council meeting agenda be amended as follows:

- Add emergent closed session item E-3 – Request Letter – City of Chestermere.

Carried

MOVED by Deputy Reeve Kochan that the September 24, 2024 Council meeting agenda be approved as amended.

Carried

**C-1 September 10, 2024 Council Meeting Minutes**

MOVED by Deputy Reeve Kochan that the September 10, 2024 Council meeting minutes be approved as presented.

Carried

**C-2 September 11, 2024 Special Council Meeting Minutes**

MOVED by Deputy Reeve Kochan that the September 11, 2024 Special Council meeting minutes be approved as presented.

Carried

**D-1 Division 3 - Bylaw C-8577-2024 - Direct Control Amendment Item: Residential File: PL20230131 (10013151)**

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

Deputy Reeve Kochan assumed the Chair.

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

Carried

Persons(s) who presented: Ken Denchuk

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

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

Persons(s) who presented rebuttal: N/A

MOVED by Reeve Kissel that the public hearing for item D-1 be closed at 9:24 a.m.

Carried



MOVED by Reeve Kissel that Bylaw C-8577-2024 be given first reading. Carried

MOVED by Reeve Kissel that Bylaw C-8577-2024 be given second reading. Carried

MOVED by Reeve Kissel that Bylaw C-8577-2024 be considered for third reading. Carried Unanimously

MOVED by Reeve Kissel that Bylaw C-8577-2024 be given third and final reading. Carried

Deputy Reeve Kochan vacated the Chair and Reeve Kissel resumed the chair.

**D-2 Division 1 - Bylaw C-8566-2024 - Road Closure Item: First Reading  
File: PL20240015 (03912095)**

MOVED by Councillor Hanson that the public hearing for item D-2 be opened at 9:28 a.m. Carried

Persons(s) who presented: Brett Vansickle (Applicant/Owner)

The Chair called for a recess at 9:43 a.m. and called the meeting back to order at 9:48 a.m.

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

Person(s) who presented in opposition: Heike Meyer-Soules  
Linda Vennard

Persons(s) who presented rebuttal: Brett Vansickle (Applicant/Owner)

MOVED by Councillor Hanson that the public hearing for item D-2 be closed at 10:32 a.m. Carried

Main Motion:

MOVED by Councillor Hanson that application PL20240015 be referred back to the Applicant to work with adjoining landowners and, subject to their support and participation in the application, amend the application to close and consolidate the entire laneway, with Rocky View County taking the lead on the process.

Amendment to the Main Motion:

MOVED by Deputy Kochan that the main motion be amended as follows:

"THAT application PL20240015 be referred back to the Applicant to work with adjoining landowners and, subject to their support and participation in the application, amend the application to close and consolidate the entire laneway, ~~with Rocky View County taking the lead on the process."~~

Defeated



The Chair then called for a vote on the main motion.

Main Motion:

MOVED by Councillor Hanson that application PL20240015 be referred back to the Applicant to work with adjoining landowners and, subject to their support and participation in the application, amend the application to close and consolidate the entire laneway, with Rocky View County taking the lead on the process.

Carried

**E-1 All Divisions – Closed Session Item - Janet Area Structure Plan Servicing**  
**File: RVC2024-29**

**E-2 All Divisions – Closed Session Item – Advocacy Update**  
**File: RVC2024-31**

**E-3 All Divisions – Closed Session Item – Emergent Closed Session Item – Request Letter – City of Chestermere**

MOVED by Councillor Wright that Council move into closed session at 10:51 a.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

E-1 – Janet Area Structure Plan Servicing

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 - Advice from officials

E-2 – Advocacy Update

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 - Advice from officials

E-3 – Request Letter – City of Chestermere

- 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-1 with the following additional people in attendance:

Rocky View County: 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  
A. Zaluski, Director Intergovernmental Services and Regional  
Planning



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. 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  
A. Zaluski, Director Intergovernmental Services and Regional Planning

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

Rocky View County: 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

MOVED by Councillor Hanson that Council move into open session at 11:58 a.m.

Carried

**E-1 All Divisions – Closed Session Item - Janet Area Structure Plan Servicing  
File: RVC2024-29**

MOVED by Deputy Reeve Kochan that Council direct Administration to resubmit the Regional Evaluation Framework Janet Area Structure Plan submission with no further changes using the exceptions policy for limited servicing.

Carried

**E-2 All Divisions – Closed Session Item – Advocacy Update  
File: RVC2024-31**

MOVED by Deputy Reeve Kochan that Reeve Kissel be directed to proceed with the advocacy approach outlined in confidential report RVC2024-31 Advocacy Update.

Carried

**E-3 All Divisions – Closed Session Item – Request Letter – City of Chestermere  
File: RVC2024-34**

MOVED by Deputy Reeve Kochan that Council direct administration to proceed with Mandate #1 as discussed in confidential report RVC-2024-34.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:00 p.m.



**F-7 All Divisions – Request for Proposal Award – Preparation of Utility Financial Statements**  
**File: RFP 24-011**

Presenter: Jonathan Huggett, Jonathan Huggett Company Corp.

MOVED by Deputy Reeve Kochan that Council award RFP 24-011 "Preparation and Evaluation of Financial Statements for the County's Water, Wastewater and Storm Drainage Utilities" to Deloitte LLP.

Carried

MOVED by Deputy Reeve Kochan that Council approve a budget adjustment of \$71,300 from the Tax Stabilization Reserve to increase the amount budgeted for Council Initiatives in the 2024 operating budget as shown in Attachment B.

Carried

The Chair called for a recess at 2:02 p.m. and called the meeting back to order at 2:08 p.m.

**F-4 Division 5 - Development Permit Item: Care Facility (Group) – Existing Facility**  
**File: PRDP20241257 / 05328003**

MOVED by Councillor Wright that the Development Authority permit Sumita Anand (the Applicant) to speak on item F-4 for 5 minutes in accordance with section 116 of the Procedure Bylaw.

Defeated

MOVED by Councillor Wright that the Development Authority permit Jelena Melnychyn to speak on item F-4 for 5 minutes in accordance with section 116 of the Procedure Bylaw.

Defeated

The Chair called for a recess at 3:00 p.m. and called the meeting back to order at 3:05p.m.

MOVED by Councillor Boehlke that the conditions of approval for development permit application PRDP20241257 noted in Attachment F be amended to include the following new condition 29:

That, if and when the prior to release conditions have been satisfied, that this development permit for the expansion only, shall be valid three years from the date of issuance of building occupancy.

Carried



MOVED by Councillor Boehlke that Council approve development permit application PRDP20241257 with the conditions noted in Attachment F, as amended:

**Description:**

- 1) That *Care Facility (Group)* (existing) may continue to commence on the subject site in general accordance with the approved application [as amended], prepared by *A.J Williams Architect Ltd., file no. 2023-72; dated June 5, 2024*, and includes the following:
  - i) Expansion of Operations of a *Care Facility (Group)*;
  - ii) Construction of an addition, approximately 300.35 sq. m (3,232.94 sq. ft.) in building footprint;
  - iii) Site improvements to create a parking area(s) and new site approach off Serenity Lane;

**Prior to Release:**

- 2) That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that includes:
  - i) landscaping details for the proposed new parking area, that incorporates landscaping elements into the proposed parking area(s), in accordance with Sections 95(f) and 109 of the County's Land Use Bylaw C-8000-2020 (LUB).
  - ii) Revised dimensions for the proposed site approach of Serenity Lane, that is in accordance with Table 400D – Approach Design (Rural / Country Residential) of the County's Servicing Standards.
  - iii) Revised dimensions for the expanded parking stalls, in accordance with Sections 239 and 241 of the LUB.
  - iv) Revised dimensions for the proposed barrier-free parking stalls, including a no-parking access aisle, in accordance with 3.8.3.22 of the National Building Code – 2023 Alberta Edition.
- 3) That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, that confirms the proposed photometrics and spec model details of any mounted or site lighting, in accordance with Sections 225-227 of the LUB.
- 4) That prior to release of this permit, the Applicant/Owner shall submit revised building elevations for the proposed addition, that includes additional building accents and an updated window design to enhance the overall building design with a residential character, in accordance with Section 167 of the LUB.
- 5) That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.



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- i) The Applicant/Owner shall also discuss any requirements that may be required for the proposed approach off Serenity Lane. If required, a New Road Approach application shall be submitted to County Road Operations.
  - ii) Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 6) That prior to release of this permit, the Applicant/Owner shall submit a revised Construction Management Plan, in accordance with Section 1100 of the County's Servicing Standards.
  - i) The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, erosion and sediment control measures, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and **all** other relevant construction management details, to address any offsite or adjacent property impacts.
- 7) That prior to release of this permit, the Applicant/Owner shall submit an updated Erosion and Sedimentation Control Plan, to the submitted April 10, 2024, plan, that shall be re-stamped by a qualified professional, showing the RUSLE calculations and conformance of soil loss requirements, in accordance with Section 1200 of the County's Servicing Standards and best management practices. The Applicant shall also submit a completed Appendix 1200A: Erosion and Sedimentation Control Template.
- 8) That prior to release of this permit, the Applicant/Owner shall submit an updated Geotechnical Report/Investigation, to the submitted Preliminary Geotechnical Assessment, dated April 23, 2024, that is stamped by a qualified professional, that includes the noted pending borehole drilling and confirmation of final site recommendations, in accordance with the County's Servicing Standards.
- 9) That prior to release of this permit, the Applicant/Owner shall submit additional detailed drawings, stamped by a qualified engineer, including the design of the fire water storage and the fire pumps that will be needed to support the development, if required, in accordance with the County's Servicing Standards and National Building Code – 2023 Alberta Edition.
- 10) That prior to release of this permit, the Applicant/Owner shall submit additional detailed Private Sewage Treatment System drawings, stamped by a qualified engineer, that includes a detailed assessment of the existing system, expected sewage generation of the proposed development and any improvements needed on site to accommodate the proposed sewage generations, in accordance with the County's Servicing Standards and Policy #449.

### **Upon Completion**

- 11) That upon development completion, the Applicant/Owner shall prepare and submit as-built drawings of the implemented stormwater infrastructure on the subject property, to the satisfaction of the County.





- 12) That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.
- 13) That upon development completion, the Applicant/Owner shall submit confirmation that the constructed paved approach is to the County's residential / rural requirement in accordance with County's Servicing Standards.

**Permanent:**

- 14) That if the prior to release conditions have not been met by **JUNE 30, 2025**, or an approved extension date by Council, then this approval is null, and void and the Development Permit shall not be issued.
- 15) That all conditions of County Development Permit PRDP20194227 shall remain in effect, unless otherwise noted within this approval.
- 16) That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition and or originally submitted and approved as part of the County's Development Permit #20194227 shall be implemented and adhered to in perpetuity.
- 17) That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
  - i) That if excessive dust has is being generated from the subject development, that is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to be with agreed with by the County, to the satisfaction of the County.
- 18) That the Applicant/Owner shall construct the north approach off Serenity Lane to the subject parcel to the County's paved rural/country residential standard, in accordance with the County's Servicing Standards Table 400D and final approved site plan.
- 19) That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall meet sections 225-227 of the LUB. Lighting shall be designed to conserve energy and reduce glare and uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
- 20) That the proposed building exterior, new landscaping and perimeter wood fencing shall be installed on the subject site within 24 months from date of permit issuance.
  - i) Once installed, the subject land shall ensure all existing landscaping and fencing is maintained onsite, around the *Care Facility (Group)*.
- 21) That a minimum of 24 parking stalls or more, including two barrier-free stalls, shall be maintained onsite at all times. All parking shall be located within the designated areas only.



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- 22) That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County. That all waste material onsite shall remain screened and stored in a weatherproof and animal-proof container, at all times.
- 23) That the subject site shall continue to be serviced by the Serenity Estates Water Co-op, with the proposed addition to be serviced by water cistern. The site shall continue to be serviced with the installed Private Sewage Treatment System.
- 24) That there shall be no more than a 1.00 m (3.28 ft.) grade change of material placement or 2.00 m (6.56 ft.) foundation excavation adjacent to or within 15.00 m (49.21 ft.) of the proposed addition under construction, unless a separate Development Permit has been issued for additional fill.
- 25) That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i) That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
  - ii) That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.
- 26) That there shall be no signage on the subject property, advertising the *Care Facility (Group)*, unless a separate Development Permit has been issued.
- 27) That this approval does not include *Vacation Rental, Bed & Breakfast, Care Facility (Child), Care Facility (Clinic), Care Facility (Medical) or Care Facility (Senior)*.
- 28) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the County.
- 29) That, if and when the prior to release conditions have been satisfied, that this development permit for the expansion only, shall be valid three years from the date of issuance of building occupancy.



**Advisory:**

- That during construction, all construction materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- All Care Facility (Group) parking shall be restricted to the subject lands. There shall be no offsite parking along the County's Road Right-of-Way (*Range Road 284, Serenity Lane or Serenity Place*) at any time.
- That the Keeping of Livestock is permitted on the subject lands, in accordance with Sections 148-149, including a maximum of two animal units, unless a Development Permit is issued for the Keeping of Livestock. That any livestock management onsite shall be in accordance with the County's Animal Control Bylaw C-5758-2023, in perpetuity.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That a Building Permit(s) and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place. Compliance to the National Energy Code is also required.
  - That the subject site shall provide for any fire suppression methods, including any additional dry hydrant details, as appropriate, in accordance with the Policy 7.2.3 of the CS and the National Building Code – 2023 Alberta Edition, as amended.
  - That there shall be fire extinguishers, emergency lighting and smoke detectors on each level of the Care Facility (Group), as per the National Building Code – 2023 Alberta Edition.
- That the Applicant/Owner shall adhere to any fire ban status identified within the County and shall ensure that proper procedures are in place as required.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response. The current municipal address for the subject site is **254244 RANGE ROAD 284**.
- That the Applicant/Owner shall adhere to any registered instrument on title and shall adhere to any requirements of those registered document(s).



- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - The Applicant/Owner shall be responsible for any Alberta Health Services requirements and inspections, if required.
  - *The Applicant/Owner shall be responsible for all Ministry of Environment and Protected areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development and/or constructed onsite infrastructure, if required.*

Carried

**H-1 Division 6 - Subdivision Item: Residential**  
**File: PL20230132 / 04721006/22**

MOVED by Councillor Hanson that the Subdivision Authority permit Lindsay Carson to speak on item H-1 for 5 minutes in accordance with section 116 of the Procedure Bylaw.

Defeated

MOVED by Councillor Hanson that the Subdivision Authority permit Lisa and Rob Sadownyk to speak on item H-1 for 5 minutes in accordance with section 116 of the Procedure Bylaw.

Defeated

The Chair called for a recess at 3:30 p.m. and called the meeting back to order at 3:35p.m.

MOVED by Councillor Hanson that condition 12 for subdivision application PL20230132 noted in Attachment F be amended as follows:

The Owner shall submit a Wetland Impact Assessment, prepared by a qualified professional, to provide a complete assessment of the wetland bodies on site in accordance with the County Servicing Standards and Provincial requirements. Should it be deemed that the wetlands are to be impacted by the proposed development, the applicant shall obtain all necessary approvals from AEP prior to ~~the~~ any disturbance to the wetlands.

Carried

MOVED by Councillor Hanson that condition 18 for subdivision application PL20230132 noted in Attachment F be amended as follows:

The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of ~~13~~ 12 new lots.

Carried



MOVED by Councillor Hanson that subdivision application PL20230132 be approved with the conditions noted in Attachment F, as amended:

- A. THAT the application to subdivide  $\pm 15.98$  hectares ( $\pm 39.46$  acres) to create twelve (12) residential lots between  $\pm 0.80$  hectares (1.98 acres) to  $\pm 1.2$  hectares (2.97 acres), two (2) Environmental Reserve lots between  $\pm 1.00$  hectares (2.47 acres) to  $\pm 1.79$  hectare (4.42 acres), and one (1) Public Utility lot of  $\pm 0.39$  hectares (0.96 acres) from Block 1 and 2, Plan 8111225 within SE-21-24-03-W05M, 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 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- 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 (PL20230132) and Roll number (04721006 / 04721022) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.



**Site Plan**

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
  - a) The Site Plan is to confirm that private sewage treatment systems are located within the boundaries of Lot 1, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.

**Development Agreement**

- 3) 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) Design and construction of a public road system with associated infrastructure which includes the following:
    - Construction of internal roadway and cul-de-sac;
    - Intersection treatment in accordance with the approved Transportation Review Memo completed by Bunt & Associates (May 5, 2022);
  - b) Design and construction of a piped water distribution system;
  - c) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
  - d) Dedication of necessary easements and right of ways;
  - e) Mailboxes are to be located in consultation with Canada Post;
  - f) Installation of power, natural gas and telephone lines;
  - g) Implementation of the recommendations of the Construction Management Plan;
  - h) Implementation of the recommendations of the Geotechnical Report;
  - i) Implementation of the recommendations of the Biophysical Impact Assessment;
  - j) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;

**Geotechnical**

- 4) The Owner shall submit a Geotechnical Report in accordance with County's servicing standards to address construction materials for roads and other developmental constraints that may be applicable to the Development.

**Access and Road Network**

- 5) The Owner shall remove and reclaim the existing approach on Range Road 33, as shown on the approved Tentative Plan.



***Site Servicing***

- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title for all proposed residential 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.
- 7) The Owner is to provide confirmation of the tie-in for connection to Calalta Waterworks, 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.).
- 8) The Owner is to enter into a Site Improvements/Services Agreement with the County for the proposed new lot and shall include the following:
  - a) Accordance with the Level IV PSTS Assessment, prepared by Groundwater Resources Information Technologies Ltd. (March 12, 2021).
  - 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.
  - c) Accordance with the Stormwater Management Report, prepared by CIMA Canada Inc. (July 17, 2024).

***Stormwater Management***

- 9) The Owner shall register the required overland drainage easements and /or utility rights-of-way.
- 10) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

***Site Developability***

- 11) The Owner is to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within each new residential lot.



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- a) There is adequate space for a building site, two septic fields and any setback distances as required for land use.
- 12) The Owner shall submit a Wetland Impact Assessment, prepared by a qualified professional, to provide a complete assessment of the wetland bodies on site in accordance with the County Servicing Standards and Provincial requirements. Should it be deemed that the wetlands are to be impacted by the proposed development, the applicant shall obtain all necessary approvals from AEP prior to any disturbance to the wetlands.

### **Site Management**

- 13) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
  - a) Weed management during the construction phases of the project.
  - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

### **Historical Resources Impact Assessment**

- 14) The Owner shall provide a Historical Resources Impact Assessment (HRIA) to the satisfaction of Alberta Community Development.
  - a) If the HRIA identifies any portion of the subject lands that require mitigation or excavation as directed by Alberta Community Development, implementation of the recommendations of the report shall be provided for prior to the site disturbance.

### **Architectural Guidelines**

- 15) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.

### **Municipal Reserve**

- 16) The provision of Municipal Reserve, in the amount of 10% of the subject area as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the value per acre listed in the appraisal report prepared by Cushman & Wakefield dated November 27, 2023, pursuant to Section 667(1) of the *Municipal Government Act*.

### **Payment and Levies**

- 17) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in Plan of Survey.
- 18) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of 12 new lots.





**Taxes**

19) 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:**

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

**F-1 Division 5 – Late Tax Payment Penalty Cancellation Request 06411053  
File: N/A**

MOVED by Councillor Schule that Council denies the late tax penalty cancellation request for \$726.66 from roll 06411053.

Carried

**F-2 Division 1-5 – Intermunicipal Collaboration Framework Renewals – Kananaskis Improvement District, Town of Irricana and Mountain View County  
File: N/A**

MOVED by Councillor Hanson that Council approves the renewal of the Kananaskis Improvement District and Rocky View County Intermunicipal Collaboration Framework as presented in Attachment 'A'.

Carried

MOVED by Deputy Reeve Kochan that Council approves the renewal of the Town of Irricana and Rocky View County Intermunicipal Collaboration Framework as presented in Attachment 'B'.

Carried

MOVED by Deputy Reeve Kochan that Council approves the renewal of the Mountain View County and Rocky View County Intermunicipal Collaboration Framework as presented in Attachment 'C'.

Carried

**F-3 All Divisions - Economic Development Grant Initiatives Program Funding Requests  
File: N/A**

The Chair called for a recess at 4:23 p.m. and called the meeting back to order at 4:28 p.m.

Main Motion:

MOVED by Councillor Schule that Council approve the following chambers as eligible for 2024 funding in accordance with section 6(3) of the *Economic Development Initiatives Grant Program Policy C-350*:

- Airdrie Regional Chamber of Commerce
- Bears paw Chamber of Commerce



Amendment to the Main Motion:

MOVED by Councillor Wright that Council amend the motion to read as follows:

THAT Council approve the following chambers as eligible for 2024 funding in accordance with section 6(3) of the *Economic Development Initiatives Grant Program Policy C-350*:

- ~~Airdrie Regional Chamber of Commerce~~
- Bears paw Chamber of Commerce

Carried

The Chair called for a vote on the main motion as amended.

Main Motion as Amended:

MOVED by Councillor Schule that Council approve the following chambers as eligible for 2024 funding in accordance with section 6(3) of the *Economic Development Initiatives Grant Program Policy C-350*:

- Bears paw Chamber of Commerce

Carried

MOVED by Councillor Hanson that Council approve a budget adjustment of \$25,000 from the Tax Stabilization Reserve to support Economic Development Initiatives Grant Program as established under Policy C-350.

Defeated

MOVED by Councillor Boehlke that Council approve 2024 funding under the *Economic Development Initiatives Grant Program Policy C-350* as follows:

Applicant	Funding Amount
Bragg Creek Chamber of Commerce (Attachment B)	\$25,000.00
Langdon Chamber of Commerce (Attachment C)	\$25,000.00
Bears paw Chamber of Commerce (Attachment E)	\$25,000.00

Carried

**F-5 All Divisions- Area Structure Plan Priority Policy C-322 – 2025 Priority List**  
**File: N/A**

MOVED by Councillor Wright that Council tables consideration of the 2025 area structure plan priority list until Council has first considered amendments to Area Structure Plan Priority Policy C-322, to be presented in Q4 2024.

Carried

The Chair called for a recess at 4:48 p.m. and called the meeting back to order at 4:54 p.m.



**F-6 All Divisions - Recreation and Parks Master Plan: Revision Resources**  
**File: N/A**

Councillor Schule left the meeting at 5:08p.m.

MOVED by Councillor Samra that Council directs Administration to bring forward the community recreation plans initiative to replace the Recreation Parks and Master Plan for consideration during the 2025 budget deliberations in Q4 2024.

Carried  
Absent: Councillor Schule

**J-1 Divisions 6 and 7 - Notice of Motion - Councillor Samra and Councillor Schule - Direction to Draft a Terms of Reference for the Beacon Artificial Intelligence (AI) Hub and Solar Farm Area Structure Plan (ASP)**  
**File: N/A**

Councillor Schule returned to the meeting at 5:12p.m.

This notice of motion is read into the Council record on September 24, 2024. The motion as read into the record will be debated on October 8, 2024.

- TITLE:** Direction to draft a terms of reference for the Beacon Artificial Intelligence (AI) Hub and Solar Farm Area Structure Plan (ASP)
- WHEREAS** On July 17, 2024, Beacon made a presentation to the Public Presentation Committee outlining its plans to develop a world class hyperscale AI Data Center Hub and Solar Farm on the lands identified in Attachment A;
- AND WHEREAS** The proposed ASP will allow for an estimated investment of more than \$4 billion, potentially supporting 1,500 construction jobs and over 300 operational jobs, benefitting the County and wider Calgary region;
- AND WHEREAS** The development is proposed on lands currently designated and approved as DC District #166 within the County’s Land Use Bylaw which provides for the development of a solar farm;
- AND WHEREAS** The ASP would provide a framework for the complementary co-location of the Beacon AI Hub with the existing approved solar farm;
- AND WHEREAS** from initial review, there is potential for the ASP to be in full alignment with the requirements of both the Calgary Metropolitan Region Growth Plan and the County’s statutory plans.



**THEREFORE BE IT RESOLVED THAT** Administration be directed to draft a terms of reference for a developer-led and wholly developer-funded Area Structure Plan for the lands identified in Attachment A for Council's consideration in Q1 2025. The Terms of Reference shall:

- Require the ASP to demonstrate alignment with all relevant regional and County plans, policies and regulations.
- Ensure strong engagement with provincial agencies, CMRB member municipalities, and affected landowners.
- Be supported by all necessary technical studies to provide assessment of matters, including, but not limited to:
  - Servicing;
  - Transportation;
  - Environmental impacts;
  - Stormwater management; and
  - Fiscal impacts.

Carried

**K Adjourn the Meeting**

MOVED by Councillor Samra that the September 24, 2024 Council meeting be adjourned at 5:13 p.m.

Carried

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

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