



ROCKY VIEW
COUNTY

COUNCIL MEETING MINUTES

Tuesday, November 12, 2024

9:00 AM

Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

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

Also Present: R. McCullough, Chief Administrative Officer
B. Riemann, A/Chief Operating Officer, Infrastructure Services
I. Agbonkhese, A/Executive Director, Financial Services
B. Beach, A/Executive Director, Community Services
A. Zaluski, A/Executive Director, Corporate Services
T. Andreasen, A/Manager, Legislative Services
A. Latimer, Manager, Economic Development
M. Austen, A/Supervisor, Utility Services
L. Cox, Supervisor Planning and Development, Planning
A. Chell, Senior Planner, Planning
R. Deans, Utility Services Strategist, Utility Services
X. Deng, Senior Planner, Planning
M. Dollmaier, Senior Planner, Planning
B. Leyeza, Planner 2, Planning
C. Shelton, Planner, Planning
D. Wang, Planner 2, Planning
M. Nakonechny, Legislative Officer, Legislative Services

A Call Meeting to Order

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

B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the November 12, 2024 Council meeting agenda be approved as presented.

Carried



C-1 October 15, 2024 Organizational Meeting Minutes

MOVED by Councillor Hanson that the October 15, 2024 Organizational meeting minutes be approved as presented.

Carried

C-2 October 16, 2024 Special Council Meeting Minutes

MOVED by Councillor Hanson that the October 16, 2024 Special Council meeting minutes be approved as presented.

Carried

C-3 October 22, 2024 Council Meeting Minutes

MOVED by Councillor Hanson that the October 22, 2024 Special Council meeting minutes be approved as presented.

Carried

**D-1 Division 1 - Bylaw C-8581-2024 - Redesignation Item: Residential
File: PL20230157 (04618033)**

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

Carried

Person(s) who presented: Yuhang (Alex) Jiang, Horizon Land Surveys Ltd.
(Applicant)
Clint Dalziel, on behalf of the Landowners

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Hanson that the public hearing for item D-1 be closed at 9:26 a.m.

Carried

MOVED by Councillor Hanson that Bylaw C-8581-2024 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8581-2024 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8581-2024 be considered for third reading.

Carried Unanimously



MOVED by Councillor Hanson that Bylaw C-8581-2024 be given third and final reading.

Carried

The Chair called for a recess at 9:30 and called the meeting back to order at 9:34 a.m.

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

**D-2 Division 5 - Bylaw C-8578-2024 - Redesignation Item: Agricultural
File: PL20240002 (07533003)**

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 9:34 a.m.

Carried

Absent: Councillor Schule

Councillor Schule returned to the meeting at 9:36 a.m.

Persons(s) who presented: Elan Lees (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 9:47 a.m.

Carried

MOVED by Councillor Boehlke that Bylaw C-8578-2024 be given first reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8578-2024 be given second reading.

Carried

MOVED by Councillor Boehlke that Bylaw C-8578-2024 be considered for third reading.

Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8578-2024 be given third and final reading.

Carried



E-1 RVC2024-42 - Joint Planning Area 1 and 2 Context Studies Negotiating Mandate
File: RVC2024-42

MOVED by Councillor Wright that Council move into closed session at 9:50 a.m. to consider the confidential item "Joint Planning Area 1 and 2 Context Studies Negotiating Mandate" 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

Carried

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

Rocky View County: R. McCullough, Chief Administrative Officer
B. Riemann, A/Chief Operating Officer, Infrastructure Services
B. Beach, A/Executive Director, Community Services
A. Zaluski, A/Executive Director, Corporate Services
D. LaFleche, Manager, Regional Planning
K. Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning

MOVED by Councillor Hanson that Council move into open session at 11:19 a.m.

Carried

MOVED by Deputy Reeve Kochan that County representatives on the Trilateral Joint Planning Area 1 Committee be directed to pursue good faith negotiations with the City of Airdrie and The City of Calgary for the contents of the Joint Planning Area 1 Context Study as per the mandate approved by Council in Closed Session Report RVC2024-42.

Carried

MOVED by Councillor Samra that County representatives on the Trilateral Joint Planning Area 2 Committee be directed to pursue good faith negotiations with the City of Airdrie and The City of Calgary for the contents of the Joint Planning Area 2 Context Study as per the mandate approved by Council in Closed Session Report RVC2024-42.

Carried

H-1 Division 1 - Subdivision Item: Agricultural
File: PL20230042 (04710001)

MOVED by Councillor Hanson that the owners 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 Hanson 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



The Chair called for a recess at 11:47 a.m. and called the meeting back to order at 11:56 a.m.

MOVED by Councillor Hanson that the Subdivision Authority refers application PL20230042 back to Administration to work with the applicants and the owners on the following revisions:

- to ensure that agricultural access for proposed Lots 1 and 2 is provided directly off of the existing Highway 8 access;
- to condition road use on the existing Elbow River Drive and its proposed new extension and residential use through the new extension is available.

Defeated

MOVED by Councillor Samra that the Subdivision Authority approves application PL20230042 with the conditions noted in Attachment F.

Defeated

The Chair called for a recess at 12:06 p.m. and called the meeting back to order at 1:06 p.m.

MOVED by Councillor Wright that subdivision application PL20230042 be refused for the following reasons:

- 1) The use of land in the vicinity of the subject proposal may conflict with the proposed subdivision in accordance with section 9(h) of the *Matters Related to Subdivision and Development Regulation*.
- 2) Access to the proposed subdivision was not satisfactory to the Subdivision Authority in accordance with Section 11(b) of the *Matters Related to Subdivision and Development Regulation*.

Carried

**D-3 Division 7 - Bylaw C-8579-2024 - Redesignation Item: Residential
File: PL20240091 (03215004)**

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

Carried

Persons(s) who presented:	Alan Boucher, BLV Development Management, on behalf of Pollyco Development Ltd. (Applicant/Owner) Bill Maher, Lee Maher Engineering, on behalf of Pollyco Development Ltd. (Applicant/Owner)
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Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal:	Alan Boucher, BLV Development Management, on behalf of Pollyco Development Ltd. (Applicant/Owner)
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MOVED by Councillor Schule that the public hearing for item D-3 be closed at 1:24 p.m. Carried

MOVED by Councillor Schule that Bylaw C-8579-2024 be given first reading. Carried

MOVED by Councillor Schule that Bylaw C-8579-2024 be given second reading. Carried

MOVED by Councillor Schule that Bylaw C-8579-2024 be considered for third reading. Carried Unanimously

MOVED by Councillor Schule that Bylaw C-8579-2024 be given third and final reading. Carried

The Chair called for a recess at 1:27 p.m. and called the meeting back to order at 1:33 p.m.

**F-1 All Divisions - SCADA Master Plan Partnership - Alberta Community Partnership Grant and Project Endorsement
File: 1025-450**

MOVED by Deputy Reeve Kochan that Rocky View County supports the Town of Crossfield and Rocky View County's application under the Alberta Community Partnership (ACP) program for the development of a Supervisory Control and Data Acquisition (SCADA) Master Plan;

AND THAT Council designates Rocky View County as the managing partner for the Supervisory Control and Data Acquisition (SCADA) Master Plan Alberta Community Partnership (ACP) program application.

Carried

**F-2 Division 6 - Beacon AI Hub Area Structure Plan Terms of Reference
File: 1011-475**

The Chair called for a recess at 2:04 p.m. and called the meeting back to order at 2:10 p.m.

MOVED by Councillor Boehlke that the Beacon AI Hub Area Structure Plan Terms of Reference as presented in Attachment A be amended as follows:

Strive to ensure that the overall development has a positive fiscal impact on the County, balancing assessment growth with service provision.

Carried

MOVED by Councillor Samra that Council approves the Beacon AI Hub Area Structure Plan Terms of Reference as presented in Attachment A, as amended.

Carried



MOVED by Councillor Samra that Council approves a budget adjustment of \$50,000 for the Beacon AI Hub Area Structure Plan project as presented in Attachment B.

Carried

J-1 Division 5 - Notice of Motion Item - Councillor Boehlke and Councillor Schule - Direction to Review the OMNI Area Structure Plan
File: N/A

This notice of motion was read into the Council record on November 12, 2024. The motion as read into the record will be debated on November 26, 2024.

- TITLE: Direction to Review the OMNI Area Structure Plan
- WHEREAS Council approved amendments to *Planning Project Prioritization Policy C-322* at the October 8, 2024 Council meeting, as well as approved a planning project ranking list that will guide the review of Rocky View County's area structure plans and other key planning documents;
- AND WHEREAS the approved planning project ranking list includes a review of the OMNI Area Structure Plan, which is ranked as the seventh priority out of fourteen on the approved planning project ranking list;
- AND WHEREAS the adopted OMNI Area Structure Plan is one of the County's key planning documents, and the Area Structure Plan area has the potential to support significant economic growth and sustainable community development within Rocky View County and the surrounding region;
- AND WHEREAS the Province of Alberta has funded an upgrade to the Airport Trail and Stoney Trail NE interchange, a significant investment in regional infrastructure that will provide a catalyst for growth within the OMNI Area Structure Plan;
- AND WHEREAS the OMNI Area Structure Plan could accommodate a mix of commercial, light industrial, agricultural, and residential land uses in accordance with the strategic objectives of the Calgary Metropolitan Region Board's Regional Growth Plan;
- AND WHEREAS a review of the OMNI Area Structure Plan would align with the goals of Council's Strategic Plan and Economic Development Strategy;
- AND WHEREAS Council may proceed with the creation of a Terms of Reference for a review of the OMNI Area Structure Plan under *Planning Project Prioritization Policy C-322* despite it being ranked as the seventh priority out of fourteen on the approved planning project ranking list;
- AND WHEREAS the majority landowner within the OMNI Area Structure Plan is prepared to finance a developer-funded amendment to the OMNI Area Structure Plan;



THEREFORE BE IT RESOLVED THAT Council direct Administration to prepare a terms of reference and budget request for a review of the OMNI Area Structure Plan.

K Adjourn the Meeting

MOVED by Councillor Samra that the November 12, 2024 Council meeting be adjourned at 2:17 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate