



## ROCKY VIEW COUNTY

### COUNCIL MEETING MINUTES

Tuesday, December 3, 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 (arrived at 9:57 a.m.)  
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer  
I. Agbonkhese, A/Executive Director, Financial Services  
D. Kazmierczak, A/Executive Director, Community Services  
B. Riemann, Chief Operating Officer, Infrastructure Services  
A. Zaluski, A/Executive Director, Corporate Services  
T. Andreasen, A/Manager, Legislative Services  
J. Lee, Manager, Capital and Engineering Services  
L. Wesley, Manager, Enforcement Services  
L. Cox, Supervisor Planning and Development, Planning  
J. Popplestone, Bylaw Supervisor, Enforcement Services  
C. Berger, Planner 2, Planning  
X. Deng, Senior Planner, Planning  
J. Kaur, Planner 2, Planning  
B. Leyeza, Planner 2, Planning  
B. Manshanden, Intergovernmental Strategist, Intergovernmental Services and Regional Planning  
O. Newmen, Senior Planner, Planning  
M. Nolan, Planner, Planning  
C. Shelton, Planner, Planning  
M. Nakonechny, Legislative Officer, Legislative Services

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#### **A Call Meeting to Order**

The Chair called the meeting to order at 9:01 a.m. Councillor Schule was not present when the meeting was called to order.



**B Updates/Approval of Agenda**

MOVED by Deputy Reeve Kochan that the December 3, 2024 Council meeting agenda be amended as follows:

- Add emergent business item E-2 – Calgary Metropolitan Region Board Announcement Discussion

Carried  
Absent: Councillor Schule

MOVED by Deputy Reeve Kochan that the December 3, 2024 Council meeting agenda be approved as amended.

Carried  
Absent: Councillor Schule

**D-1 Division 3 - Bylaw C-8594-2024 - Direct Control Amendment Item: Residential File: PL20240090 (06827166)**

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 9:04 a.m.

Carried  
Absent: Councillor Schule

Person(s) who presented: None

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Reeve Kissel that the public hearing for item D-1 be closed at 9:11 a.m.

Carried  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8594-2024 be given first reading.

Carried  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8594-2024 be given second reading.

Carried  
Absent: Councillor Schule



MOVED by Reeve Kissel that Bylaw C-8594-2024 be considered for third reading.  
Carried Unanimously  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8594-2024 be given third and final reading.  
Carried  
Absent: Councillor Schule

The Chair called for a recess at 9:12 a.m. and called the meeting back to order at 9:16 a.m.

Motion Arising:

MOVED by Councillor Hanson that Council directs Administration to prepare a report on the merits and options for providing variance powers to Administration in direct control districts throughout the County, including an update on the *Land Use Bylaw* rewrite, for Council's consideration by the end of Q1 2025.

Defeated  
Absent: Councillor Schule

**D-2 Division 3 - Bylaw C-8580-2024 - Direct Control Amendment Item: Residential  
File: PL20240134 (06827184)**

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

MOVED by Reeve Kissel that the public hearing for item D-2 be opened at 9:23 a.m.  
Carried  
Absent: Councillor Schule

Persons(s) who presented: Gregory Wenzel (Applicant/Owner)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Reeve Kissel that the public hearing for item D-2 be closed at 9:33 a.m.  
Carried  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8580-2024 be given first reading.  
Carried  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8580-2024 be given second reading.  
Carried  
Absent: Councillor Schule



MOVED by Reeve Kissel that Bylaw C-8580-2024 be considered for third reading.  
Carried Unanimously  
Absent: Councillor Schule

MOVED by Reeve Kissel that Bylaw C-8580-2024 be given third and final reading.  
Carried  
Absent: Councillor Schule

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

The Chair called for a recess at 9:37 a.m. and called the meeting back to order at 9:42 a.m.

**G-1 All Divisions - Bylaw C-8565-2024 - Adoption of an Updated Litter Control Bylaw  
File: 1007-100**

MOVED by Councillor Hanson that Bylaw C-8565-2024 be given first reading.  
Carried  
Absent: Councillor Schule

Councillor Schule arrived at the meeting at 9:57 a.m.

Councillor Schule left the meeting at 10:03 a.m.

MOVED by Councillor Boehlke that section 13 of Bylaw C-8565-2024 be amended as follows:

No person shall obstruct, hinder, or impede an Enforcement Officer or Rocky View County employee, contractor, or agent in the exercise of any of their powers or duties under this bylaw. ~~or make frivolous or vexatious complaints.~~

Defeated  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8565-2024 be given second reading.  
Carried  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8565-2024 be considered for third reading.  
Carried Unanimously  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8565-2024 be given third and final reading.  
Carried  
Absent: Councillor Schule

Councillor Schule returned to the meeting at 10:04 a.m.



**F-1 Division 7 - Langdon Park Improvement Plan**  
**File: N/A**

MOVED by Councillor Schule that Council approves the budget adjustment for \$100,000 from the Tax Stabilization Reserve to complete the detailed engineering required for Langdon Park improvement plan, as per Attachment B.

Carried

The Chair called for a recess at 10:25 a.m. and called the meeting back to order at 10:35 a.m.

**H-1 Division 7 - Subdivision Item: Residential**  
**File: PL20240097 (03215004)**

MOVED by Councillor Schule that the Subdivision Authority approves application PL20240097 with the conditions noted in Attachment F:

- A. THAT the application to create 99 residential lots, 2 public utility lots, and 2 municipal reserve lots on  $\pm$  8.60 hectare ( $\pm$  21.25 acres) of lands within a portion of NE-15-23-27-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.



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- 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 (PL20240097) and Roll number (03215004) of the parcel;
  - b) Landowner's Consent to Register Plan of Survey.

### **Development Agreement**

- 2) The Owner shall enter into 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 offsite transportation upgrades as identified in the final approved TIA, including:
    - o Upgrade Centre Street, to 4-Lane Major (400.15 or alternative approved by the County), from Railway Ave to North Bridges Landing;
    - o Upgrade Railway Avenue, to Urban Primary Collector (400.3 or alternative approved by the County), from Vale View Road to Centre Street;
    - o Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop.
  - b) Design and construction of the internal collector roadways to an Urban Residential Collector standard (400.2), including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan.
  - c) Design and construction of the public internal local road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.
  - d) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.



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- e) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards.
- f) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.
- g) Design and construction of landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.
- h) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.
- i) All necessary site grading including a building grade plan as per County Standards and Bylaws.
- j) Submission and Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.
- k) Submission and Implementation of the recommendations of the construction management plan.
- l) Submission and Implementation of the recommendations of ESC plan.
- m) Installation of power, natural gas, and telecommunication lines.
- n) Obtaining all necessary approvals from AEP.
- o) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
- p) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.
- q) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.
- r) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.
- s) Obtaining approval for a road name by way of application to and consultation with the County.

### ***Geotechnical***

- 3) The Owner shall submit a Geotechnical Report in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address slope stability, construction materials for roads, sewage disposal, water table levels, adequate groundwater monitoring, water servicing, stormwater drainage and other developmental constraints that may be applicable to the Development.



**Site Servicing**

- 4) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
  - a) the completion of all paperwork for water supply allocation;
  - 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.);
  - e) entering into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.
- 5) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement with the County for wastewater servicing allocation to the lots created in this Phase based upon the servicing need identified in the Wastewater projections report.

**Stormwater**

- 6) The Owner shall provide verification of EPA approvals and EPEA registration for the stormwater system.
- 7) The Owner shall provide payment of the proportional cost contribution associated with Phase 3 in accordance with the Storm Facilities Cost Share Agreement, executed by the County dated July 12, 2020, and any applicable amendments agreed to by both parties.
- 8) The Owner shall secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.

**Municipal Reserve**

- 9) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 0.555$  hectares ( $\pm 1.371$  acres) of land within Phase 4, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan:
  - a)  $\pm 10.775$  hectares ( $\pm 26.639$  acres) of Municipal Reserve owing is to be deferred by Caveat to the remainder land within NE&SE-15-23-27-W4M, pursuant to Section 669 of the *Municipal Government Act*.
  - b) The existing Deferred Reserve Caveat (#231085924 & #201169640) shall be discharged and replaced with the new one above.





**Landscaping**

- 10) The Owner shall provide a detailed Landscaping Plan for the municipal reserves/public pathway and public roadways, as shown on the Tentative Plan.
  - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement.

**Architectural Controls**

- 11) 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 Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.

**Site Management**

- 12) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.
- 13) The Owner shall submit an Environmental Protection Plan prepared by a qualified professional, as recommended by the BIA and in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.

**Payments and Levies**

- 14) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 4 as shown on the Plan of Survey.
- 15) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8008-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 4 as shown on the Plan of Survey.
- 16) The Owner shall pay the Water and Waste Off-Site Levy in accordance with Bylaw C-8009-2020 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
- 17) The Owner shall pay the County subdivision endorsement fee for creating 99 new residential lots, in accordance with the *Master Rates Bylaw*.

**Taxes**

- 18) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the 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*.

Carried

**H-2 Division 2 - Subdivision Item: Residential**  
**File: PL20240103 (04618003)**

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 Deputy Reeve Kochan that application PL20240103 be approved with the conditions noted in Attachment F.

- A. THAT the application to subdivide a  $\pm 1.853$  hectare ( $\pm 4.58$  acre) parcel (Lot 1) with a  $\pm 4.686$  hectare ( $\pm 11.58$  acre) remainder from Lot 4, Plan 8011118 within NW-18-24-2-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 and 18 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 (PL20240103) and Roll number (04618003) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.
  - c) The Owner shall dedicate, by Plan of Survey, a  $\pm 5.0$  m wide strip of land for road widening along the entire southern boundary of Lots 1 and 2.

**Site Servicing**

- 2) The Owner shall provide confirmation of the tie-in for connection to (list water provider), an Alberta Environment licensed piped water supplier, ensuring:
  - 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.).

OR

Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:

- a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lot 1, in accordance with the County's Servicing Standards and requirements of the Water Act;
- b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.



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- 3) The Owner shall enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots 1 and 2, 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
- 4) The Owner shall 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 Osprey Engineering Inc. (September 4, 2024).
  - b) The installation of a Packaged Sewage Treatment System complying with NSF 40 and/or BNQ standards and any other recommendations

### **Transportation**

- 5) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards.
  - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance;
  - b) Provide an access right of way plan;
  - c) Prepare and register respective easements on each title, where required.

### **Developability**

- 6) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

### **Payments and Levies**

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.
- 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 Lot 1, as shown in the staff report and the Plan of Survey.

### **Taxes**

- 9) 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*.

Carried

The Chair called for a recess at 11:13 a.m. and called the meeting back to order at 11:19 a.m.

**H-3 Division 3 - Subdivision Item: Residential  
File: PL20240019 (06812014)**

MOVED by Deputy Reeve Kochan that the Subdivision Authority approves application PL20240019 with the conditions noted in Attachment F (with Administration's proposed tentative plan).

- A. THAT the application to subdivide two  $\pm$  1.62 hectare ( $\pm$  4.00 acre) parcels with a  $\pm$  3.92 hectare ( $\pm$  9.70 acre) remainder from Block 13, Plan 8185 JK within NE-12-26-04-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 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.



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- D. 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.
- E. 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 (PL20240019) and Roll number (06812014) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.
  - c) The Owner shall dedicate, by Caveat a +/- 3 metre wide strip of land for road widening along the entire eastern boundary of subject lands.

### **Site Servicing**

- 2) Water is to be supplied by an individual well on Lot 1 and Lot 2. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lot 1 and 2, in accordance with the County's Servicing Standards and requirements of the Water Act;
  - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 3) The Owner will be required to submit a stormwater management report, prepared and stamped by a professional stormwater engineer, in accordance with the County Servicing Standards. Implementation of the Stormwater Management Report shall include the following:
  - a) If the recommendations of the Stormwater Management Report require improvements, then the Owner shall enter into a Site Improvements Service Agreement with the County;
  - b) Registration of any required easements and / or utility right-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.

### **Transportation**

- 4) The Owner shall upgrade the existing northern paved approach on Range Road 40 to a mutual standard in accordance with the County Servicing Standards.



- a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance;
- b) Provide an access right of way plan;
- c) Prepare and register respective easements on each title, where required.

**Utility Easement**

- 5) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

**Municipal Reserves**

- 6) The provision of Reserve in the amount of 10% of the subject lands, is to be provided by payment of cash-in-lieu in accordance with the appraisal prepared by Richard D. Sieben (RDS Group), File no. 2412565, Dated January 18, 2024, pursuant to Section 666(3) of the *Municipal Government Act*

**Payments and Levies**

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of two (2) new lots.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020 and will be applied to each proposed new lot. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

**Taxes**

- 9) 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*.

**F. 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

**J-1 Division 6 - Councillor Samra and Councillor Hanson - Direction to Amend the Conrich Area Structure Plan Future Policy Area Draft  
File: N/A**

This notice of motion was read into the Council record on December 3, 2024. The motion as read into the record will be debated on December 10, 2024.

TITLE: Direction to Amend the Conrich Area Structure Plan Future Policy Area Draft.



WHEREAS The County has prepared amendments to the Conrich Area Structure Plan to introduce a planning policy framework to guide development of the Future Policy Area within that Area Structure Plan;

AND WHEREAS These amendments were presented to Council in a public hearing on October 16, 2024, and the public presented their feedback on the draft to Council;

AND WHEREAS Upon closure of the public hearing on October 16, 2024, Council adopted the following resolution:

MOVED by Councillor Samra that Council refer the Conrich Area Structure Plan Future Policy Amendments back to Administration to work in concert with the full Conrich Area Structure Plan review, inclusive of the feedback received at the October 16, 2024 special Council meeting, including specific density requirements as prescribed by the Regional Growth Plan.

AND THAT the Conrich Area Structure Plan Future Policy Amendments be brought back to Council when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

AND WHEREAS The greater Conrich Area Structure Plan Review Project is forecasted to begin in 2025, to address the planning policy framework in the Conrich area that is outside the Future Policy Area;

AND WHEREAS The completion date of the greater Conrich Area Structure Plan Review project is now estimated to be in 2026;

AND WHEREAS The completion date of the greater Conrich Area Structure Plan Review project is now estimated to be in 2026;

AND WHEREAS The Conrich Area Structure Plan Future Policy Area project is a distinct and separate project from the Conrich Area Structure Plan Review project;

AND WHEREAS Council desires that the Future Policy Area planning framework should be in place sooner than 2026;





THEREFORE BE IT RESOLVED THAT Council rescinds the following resolution adopted upon closure of the public hearing on October 16, 2024 in accordance with section 169 of the *Procedure Bylaw*:

MOVED by Councillor Samra that Council refer the Conrich Area Structure Plan Future Policy Amendments back to Administration to work in concert with the full Conrich Area Structure Plan review, inclusive of the feedback received at the October 16, 2024 special Council meeting, including specific density requirements as prescribed by the Regional Growth Plan.

AND THAT the Conrich Area Structure Plan Future Policy Amendments be brought back to Council when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

AND THAT Council direct Administration to amend the draft Conrich Area Structure Plan Future Policy Area amendments to incorporate feedback that was heard at the October 16th, 2024 Public Hearing, especially with respect to the phasing strategy, long-term development area, and distribution of residential densities throughout the Future Policy Area, to be presented to Council by no later than end of Q2, 2025.

**G-2 All Divisions - Bylaw C-8599-2024 - Amendments to the Council Code of Conduct Bylaw**  
**File: N/A**

MOVED by Deputy Reeve Kochan that Bylaw C-8599-2024 be given first reading. Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8599-2024 be given second reading. Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8599-2024 be considered for third reading. Carried Unanimously

MOVED by Deputy Reeve Kochan that Bylaw C-8599-2024 be given third and final reading. Carried

**E-1 RVC2024-35 – Closed Session Item – Prairie Gateway Deal Agreement Update**  
**File: RVC2024-35**

MOVED by Councillor Wright that Council move into closed session at 11:36 a.m. to consider the confidential item "Prairie Gateway Deal Agreement Update" 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 I. Agbonkhese, A/Executive Director, Financial Services D. Kazmierczak, A/Executive Director, Community Services B. Riemann, Chief Operating Officer, Infrastructure Services A. Zaluski, A/Executive Director, Corporate Services B. Manshanden, Intergovernmental Strategist, Intergovernmental Affairs and Regional Planning
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Others:	R. Barss, Project Manager, Prairie Economic Gateway Initiative
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MOVED by Deputy Reeve Kochan that Council move into open session at 12:23 p.m.

Carried  
Absent: Councillor Samra  
Councillor Schule

The Chair called for a recess at 12:24 p.m. and called the meeting back to order at 1:00 p.m.

Councillor Samra and Councillor Schule were present when the meeting was called back to order. Councillor Hanson was not present when the meeting was called back to order.

Council rose without report following the closed session.

**D-3 Division 5 - Bylaw C-8589-2024 - Redesignation Item: Agricultural  
File: PL20240146 (07505006)**

MOVED by Councillor Boehlke that the public hearing for item D-3 be opened at 1:01 p.m.

Carried  
Absent: Councillor Hanson

Persons(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: Larry Konschuk, Konschuk Consulting (Applicant)

MOVED by Councillor Boehlke that the public hearing for item D-3 be closed at 1:20 p.m.

Carried  
Absent: Councillor Hanson

MOVED by Councillor Boehlke that Bylaw C-8589-2024 be given first reading.

Carried  
Absent: Councillor Hanson



MOVED by Councillor Boehlke that Bylaw C-8589-2024 be given second reading.  
Carried  
Absent: Councillor Hanson

MOVED by Councillor Boehlke that Bylaw C-8589-2024 be considered for third reading.  
Carried Unanimously  
Absent: Councillor Hanson

MOVED by Councillor Boehlke that Bylaw C-8589-2024 be given third and final reading.  
Carried  
Absent: Councillor Hanson

The Chair called for a recess at 1:24 p.m. and called the meeting back to order at 1:32 p.m.

Councillor Hanson returned to the meeting during the recess.

**D-4 Division 3 - Bylaw C-8590-2024 - Local Plan and Redesignation Item:  
Aggregate Extraction and Processing  
File: PL20200066/PL20200067 (06915001/4001/4002)**

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-4 be opened at 1:33 p.m.  
Carried

Persons(s) who presented: Travis Coates, Burnco Rock Products (Applicant)

MOVED by Reeve Kissel that Council receive the late public submissions for item D-4 in accordance with section 185 of the *Procedure Bylaw*.  
Carried

Person(s) who presented in support: None

Persons(s) who submitted pre-recorded audio/video presentations in support:  
Brian McManus  
Chris Long  
Olu Taiwo  
Sergey Sharov  
Andrey  
Cam MacDonald  
Grant Shields  
Jim Koskimaki  
Kevin Hickey  
Bob Forsyth  
Clint Kennedy  
Andrew Kay



Robin Archibald  
Anatoliy Tymchuk  
Josh Brown  
Scott Burns

Person(s) who presented in opposition: William McNabb  
Kari-Ann McNabb

Councillor Schule left the meeting at 2:55 p.m. Councillor Schule returned to the meeting at 2:57 p.m.

Person(s) who presented in opposition: Darryl Cornish, on behalf of Marlene Cornish, Tim Storms, Linda Kostecky, and Jeff Cornish  
Ann McNabb, on behalf of Laurel Griffin and Tim and Joanne Wray

The Chair called for a recess at 3:21 p.m. and called the meeting back to order at 3:28 p.m.

Person(s) who presented in opposition: Susan Hall, on behalf of Sheila White and Janet Embacher  
Carla Arthur  
Maureen Bell

Main Motion

MOVED by Councillor Samra that approve a 5 minute time extension for the speaker Maureen Bell in accordance with section 188 of the *Procedure Bylaw*.

Amending Motion

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

THAT Council approve a 52 minute time extension for the speaker Maureen Bell in accordance with section 188 of the *Procedure Bylaw*.

Defeated

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

Main Motion

MOVED by Councillor Samra that approve a 5 minute time extension for the speaker Maureen Bell in accordance with section 188 of the *Procedure Bylaw*.

Carried

Person(s) who presented in opposition: Maureen Bell  
Ailsa Le May  
Martyn Griggs, on behalf of Rocky View Gravel Watch,  
Bill Corbett, and Lori-Ann Esser  
Gerry Bietz  
Doug Wray

The Chair called for a recess at 4:33 p.m. and called the meeting back to order at 4:45 p.m.



MOVED by Councillor Wright that Council extend the presentation time limit to allow for Alicia and Bud Berger's pre-recorded audio/video submission to be played in its entirety in accordance with section 188 of the *Procedure Bylaw*.

Defeated

Persons who submitted pre-recorded audio/video presentations in opposition:

Bailey Poce  
Patti and Nash Lott  
Jackie Skrypnek  
Alicia and Bud Berger  
William Snow, on behalf of Woste Igit Nabi Ltd. and  
Stoney Nakoda Nation  
Jon Fennell, on behalf of the Kings, Frias, and Youngs  
families  
Emiline Hall  
Alice Jayde King  
Bill Cunningham  
Graeme and Heather Finn  
Ryann Tansey  
Craig Hall, Honey King Industries  
Nicole Schaefer

The Chair called for a recess at 5:44 p.m. and called the meeting back to order at 5:52 p.m.

Persons(s) who presented rebuttal: Travis Coates, Burnco Rock Products (Applicant)  
Steven Usher, SLR Consulting

MOVED by Reeve Kissel that the public hearing for item D-4 be closed at 6:36 p.m.

Carried

Main Motion

MOVED by Reeve Kissel that Application PL20200067 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until Q4 of 2025, whichever comes first.

Amending Motion

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

THAT Application PL20200067 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until ~~Q4~~ Q3 of 2025, whichever comes first.

Carried



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

Main Motion, as Amended

MOVED by Reeve Kissel that Application PL20200067 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until Q3 of 2025, whichever comes first.

Carried

MOVED by Reeve Kissel that Application PL20200066 be referred back to Administration until Council has rendered a decision on the Aggregate Resource Plan, or until Q3 of 2025, whichever comes first.

Carried

**E-2 RVC2024-35 – Emergent Closed Session Item –  
File: RVC2024-35**

MOVED by Deputy Reeve Kochan that Council move into closed session at 6:53 p.m. to consider the emergent confidential item "Calgary Metropolitan Region Board Announcement Discussion" under 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 emergent closed session for item E-2 with the following additional people in attendance:

Rocky View County: R. McCullough, Chief Administrative Officer

MOVED by Deputy Reeve Kochan that Council move into open session at 7:17 p.m.

Carried

Council rose without report following the closed session.

**K Adjourn the Meeting**

MOVED by Councillor Samra that the December 3, 2024 Council meeting be adjourned at 7:17 p.m.

Carried

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

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