



ROCKY VIEW COUNTY

SPECIAL COUNCIL MEETING MINUTES

Wednesday, December 11, 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 virtually; left the meeting at 2:03 p.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
A. Chell, Senior Planner, Planning
C. Maddock, Planner, Planning
M. Nakonechny, Legislative Officer, Legislative Services

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 December 11, 2024 Special Council meeting agenda be approved as presented.

Carried

D-1 Divisions 1 & 2 - Bylaw C-8569-2024 – Amendments to the Draft Springbank Area Structure Plan File: 1015-550

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

Carried

Person(s) who presented: C. Maddock, Planner, Planning
D. Kazmierczak, A/Executive Director, Community Services



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

Carried

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

Carried

Person(s) who presented in support: Catherine Connolly, on behalf of Pinebrook Estates residents
Mike Coldwell, on behalf of Riverside Estates residents
Darrel Grant, on behalf of Northpoint Schools
Shawn Munro, on behalf of Milo and Corbin Munro
Mike Longeway, on behalf of the Longeway family

The Chair called for a recess at 10:18 a.m. and called the meeting back to order at 10:29 a.m.

Person(s) who presented in support: John Piera

MOVED by Councillor Hanson that speaker John Piera's presentation time be extended by 3 minutes in accordance with section 188 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: Maureen Bennett
Brad Wanchulak on behalf of Scott Darling, Tom Spolentini, Alex Whitcomb, and other Heritage Woods community members

Councillor Boehlke left the meeting at 10:55 a.m.

Councillor Boehlke returned to the meeting at 10:57 a.m.

Person(s) who presented in support: Charlie Spence
Stefan Frick

MOVED by Councillor Wright that speaker Stefan Frick's presentation time be extended by 3 minutes in accordance with section 188 of the *Procedure Bylaw*.

Carried

Person(s) who presented in support: David Thiessen, on behalf of the Kirk family
Iris Hau

Person(s) who submitted pre-recorded audio/video presentations in support: None

Person(s) who presented in opposition: Larry Benke, on behalf of 17 landowners in the Westbluff, Solace Ridge, Artists' View, Pinnacle Ridge, and Shantara Grove areas



Person(s) who presented in opposition: Kim Magnuson, on behalf of Tony and Anna Bizios, Jeff Dunn and Peter Whidden, and the Chand'oiseau family

The Chair called for a recess at 11:43 a.m. and called the meeting back to order at 11:49 a.m.

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

Councillor Schule returned to the meeting at 11:51 a.m.

Person(s) who presented in opposition: Kim Magnuson, on behalf of the Springbank Community Planning Association
Kim Magnuson, on behalf of Diane Arshinoff, John Beveridge, Brenda Moors, Darren and Sharon Anderson, and Janet Trott
Jackie Glen

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

Carried

Person(s) who presented in opposition: Jan Erisman, on behalf of the Springbank Community Association

The Chair called for a recess at 12:19 p.m. and called the meeting back to order at 1:03 p.m.

Person(s) who submitted pre-recorded audio/video presentations in opposition: None

Persons(s) who presented in rebuttal: D. Kazmierczak, A/Executive Director, Community Services

MOVED by Deputy Reeve Kochan that the public hearing for item D-1 be closed at 1:16 p.m.

Carried

Motion E(1) – Option 1

MOVED by Deputy Reeve Kochan that Policy 8.25 be removed.

Carried

Motion B(1) – Option 2

MOVED by Councillor Hanson that Policy 20.05 be amended to read:

All new business and institutional development shall connect to piped **water** servicing ~~for~~ **water** and **regional servicing for** wastewater at the time of subdivision or development permit approval. Deferrals of piped **water and wastewater** servicing connections shall not be considered in subdivision or development approvals.



AND THAT Policy 20.06 be amended to read:

All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped ~~water~~ **water servicing** ~~for water~~ and **regional servicing** for wastewater at the time of subdivision.

AND THAT Policy 20.07 be amended to read:

All new residential parcels less than 0.8 ha (\pm 1.98 acres) in size located within either the Infill Residential Areas ~~or the New Residential Areas~~ shown on Map 6 of this Plan shall connect to piped water **servicing** and **regional piped** wastewater servicing at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (\pm 1.98 acres) in size.

AND THAT Policy 8.25(b) be amended to read:

(b) new residential parcels less than \pm 0.8 ha (\pm 1.98 acres) shall connect to piped water **servicing** and **regional piped** wastewater servicing in accordance with Section 20 and County policy.

AND THAT Appendix A be amended to add a definition of "regional piped servicing" to read:

"means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility."

AND THAT Appendix A be amended to add a definition of "Piped Water Servicing" to read:

"means the supply and distribution of water via water co-ops or other local utility providers."

Motion B(1) – Option 2 – Amending Motion:

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

MOVED by Councillor Hanson that Policy 20.05 be amended to read:

All new business and institutional development shall connect to piped ~~water~~ **water servicing** ~~for water~~ and **regional servicing for** wastewater at the time of subdivision or development permit approval. Deferrals of piped ~~water~~ **water** and ~~wastewater~~ **wastewater** servicing connections shall not be considered in subdivision or development approvals.

AND THAT Policy 20.06 be amended to read:

All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped ~~water~~ **water servicing** ~~for water~~ and **regional servicing** for wastewater at the time of subdivision.



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~~AND THAT Policy 20.07 be amended to read:~~

~~All new residential parcels less than 0.8 ha (\pm 1.98 acres) in size located within either the Infill Residential Areas or the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing and regional piped wastewater servicing at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (\pm 1.98 acres) in size.~~

~~AND THAT Policy 8.25(b) be amended to read:~~

~~(b) new residential parcels less than \pm 0.8 ha (\pm 1.98 acres) shall connect to piped water servicing and regional piped wastewater servicing in accordance with Section 20 and County policy.~~

AND THAT Appendix A be amended to add a definition of "regional piped servicing" to read:

"means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility."

AND THAT Appendix A be amended to add a definition of "Piped Water Servicing" to read:

"means the supply and distribution of water via water co-ops or other local utility providers."

Defeated

The Chair then called for a vote on Motion B(1) – Option 2.

Motion B(1) – Option 2

MOVED by Councillor Hanson that Policy 20.05 be amended to read:

All new business and institutional development shall connect to piped **water** servicing for ~~water~~ and **regional servicing for** wastewater at the time of subdivision or development permit approval. Deferrals of piped **water and wastewater** servicing connections shall not be considered in subdivision or development approvals.

AND THAT Policy 20.06 be amended to read:

All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped **water** servicing for ~~water~~ and **regional servicing for** wastewater at the time of subdivision.



AND THAT Policy 20.07 be amended to read:

All new residential parcels less than 0.8 ha (\pm 1.98 acres) in size located within either the Infill Residential Areas ~~or the New Residential Areas~~ shown on Map 6 of this Plan shall connect to piped water **servicing** and **regional piped** wastewater servicing at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (\pm 1.98 acres) in size.

AND THAT Policy 8.25(b) be amended to read:

(b) new residential parcels less than \pm 0.8 ha (\pm 1.98 acres) shall connect to piped water **servicing** and **regional piped** wastewater servicing in accordance with Section 20 and County policy.

AND THAT Appendix A be amended to add a definition of "regional piped servicing" to read:

"means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility."

AND THAT Appendix A be amended to add a definition of "Piped Water Servicing" to read:

"means the supply and distribution of water via water co-ops or other local utility providers."

Defeated

Motion B(1) – Option 1

MOVED by Deputy Reeve Kochan that Policy 20.05 be amended to read:

All new business and institutional development shall connect to piped **water** servicing ~~for water~~ and **either regional or decentralized piped servicing for** wastewater at the time of subdivision or development permit approval. Deferrals of **pipid water and wastewater** servicing connections shall not be considered in subdivision or development approvals.

AND THAT Policy 20.06 be amended to read:

All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing ~~for water~~ and **either regional or decentralized piped servicing for** wastewater at the time of subdivision.

AND THAT Policy 20.07 be amended to read:

All new residential parcels less than 0.8 ha (\pm 1.98 acres) in size located within either the Infill Residential Areas ~~or the New Residential Areas~~ shown on Map 6 of this Plan shall connect to piped water **servicing** and **either regional or decentralized piped servicing for** wastewater at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (\pm 1.98 acres) in size.



AND THAT Policy 8.25(b) be amended to read:

(b) new residential parcels less than ± 0.8 ha (± 1.98 acres) shall connect to piped water servicing and either regional or decentralized piped servicing for wastewater, in accordance with Section 20 and County policy.

AND THAT Appendix A be amended to add a definition of "Decentralized Piped Servicing" to read:

"means a system that collects typical wastewater strength effluent from multiple lots, conveys effluent to a wastewater treatment plant for treatment and discharges to an approved discharge location."

AND THAT Appendix A be amended add a definition of "Regional Piped Wastewater Servicing" to read:

"means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility."

AND THAT Policy 20.06 be amended to add a definition of "Piped Water Servicing" to read:

"means the supply and distribution of water via water co-ops or other local utility providers."

Carried

Councillor Schule left the meeting at 2:03 p.m. and did not return to the meeting.

Motion G(1) - Option 1

MOVED by Councillor Boehlke that Map 6: Land Use Strategy be amended to show the lands identified as Special Planning Area #1 (Highway 1 corridor) on Map 16: Special Planning Areas as Business.

AND THAT a new policy be added as Policy 20.06 reading:

Notwithstanding Policy 20.05, new business or institutional uses may be permitted to utilize interim servicing solutions until such time that connection to piped servicing is possible.

AND THAT Policies 20.12 and 20.25 be removed from the Plan.

Defeated
Absent: Councillor Schule



Motion F(1)

MOVED by Deputy Reeve Kochan that a new subsection header be added within Section 13 reading "Community Core" following Policy 13.08.

Community Core

13.09 The Community Core shall cover those lands identified as such on Map 6: Land Use Strategy and Map 8: Institutional and Community Uses.

13.10 Redesignation or subdivision shall not be supported within the Community Core until a Conceptual Scheme providing a comprehensive plan aligning with the principles and policies of this ASP has been adopted by Council and appended to this Plan by bylaw, with Table 6 (Appendix D) and Map 3 of this Plan updated accordingly.

13.11 Notwithstanding Policy 13.10, developments of a limited scope may be considered prior to adoption of a County-led Conceptual Scheme, only where the applicant can demonstrate that proposal aligns with and supports the policies and principles applicable to the Community Core.

13.12 Institutional and community services shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Range Road 33, other roads (Township Road 245, Huggard Road, and Springbank Road), and public spaces.

13.13 Institutional and community service uses within the Community Core shall be restricted to those identified within Section 13 of this Plan and shall align with all other the relevant Policies set out within this section.

13.14 Residential development may be supported within the Community Core, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

- a) the residential development proposals shall incorporate institutional and community services that are complementary to the residential uses and that also serve the broader public;
- b) residential uses should be setback from Range Road 33, with institutional and community uses fronting public roads and spaces; and
- c) subdivision should be phased such that proposed institutional and community uses are secured concurrently with, or prior to, the completion of all proposed residential lots.

13.15 Key principles guiding development of the Community Core shall be to:

- a) safeguard the amenity of existing adjacent residents through appropriate placement of more intensive activities and development forms away from these residential areas;
- b) expansion of schools and municipal services through appropriate phasing and dedication of municipal reserve lands;



- c) recognise the role of the County to lead planning of the Community Core and to secure improvements to the public realm through a variety of mechanisms, including where appropriate financial contribution and/or cost recovery agreements;
- d) ensure that new development within the Community Core is serviced by piped water and regional piped wastewater servicing; and
- e) require high quality design practices in accordance with the County's Commercial, Office, and Industrial Design Guidelines and through the creation of new design criteria for both public and private spaces within the Community Core.

AND THAT Map 6: Land Use Strategy and Map 8: Institutional and Community Uses be amended to identify the following parcels as "Community Core" and add the "Community Core" designation to the map legends:

- Lot: 8 Plan: 7710490
- Block: PCL A Plan: 6740 HL
- Block: PCL C Plan: 5990 JK
- Lot: 2 Block: 1 Plan: 0711359
- Lot 1: Block: 1 Plan: 0111284
- Lot 3 Block: 1 Plan: 0711359
- SE-28-24-03-W05M containing 109.53 acres
- SW-27-34-3-W05M containing 73.96 acres
- Lot: 1 SR Plan: 0010813
- SW-28-24-3-W05M containing 0.77 acres

Carried
Absent: Councillor Schule

Motion G(1) – Option 2

MOVED by Councillor Hanson that Policy 13.16 be added under the Community Core header to read:

Local commercial development may be supported within the Community Core, subject to the development meeting the policies set out within Section 10 of this Plan and the following criteria:

- a) local commercial development shall be focused on complementing existing or planned institutional and community services, through the specific uses proposed and integration of features such as building design, parking areas, pathways and open spaces;
- b) local commercial services shall be located and oriented to interface with public roads and spaces and provide a consistent and high quality design that contributes to the appearance of the Community Core;
- c) local commercial uses shall be limited in scope and clearly secondary to existing and planned institutional and community uses within the Community Core. In all cases the overall Community Core shall be in full alignment with Rural Employment Area policies set out within the Calgary Metropolitan Region Growth Plan and County Municipal Development Plan; and



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- d) subdivision and development permits should be phased such that proposed institutional and community uses are secured concurrently with, or prior to, the completion of all proposed residential lots.

Carried
Absent: Councillor Schule

The Chair called for a recess at 2:24 p.m. and called the meeting back to order at 2:32 p.m.

Motion C(1)

MOVED by Deputy Reeve Kochan that Map 6: Land Use Strategy and Map 7: Springbank Airport be amended to change the 38-acre portion of SW-05-25-03-W05M east of Copithorne Trail from New Residential to Springbank Airport Interface.

Carried
Absent: Councillor Schule

Motion C(2)

MOVED by Deputy Reeve Kochan that Map 6 and Map 7 be amended to change the entire SE-04-25-03-W05M, excluding the southerly 547 feet of the easterly 175 of SE-04-25-03-W05M, from New Residential and Infill Residential to Springbank Airport Interface.

Carried
Absent: Councillor Schule

Motion C(3)

MOVED by Councillor Hanson that Map 8: Institutional and Community Uses be amended to show the following lands as having potential for Institutional and Community Uses:

- The 38-acre portion of SW-05-25-03-W05M that lies east of Copithorne Trail
- SE-04-25-03-W05M, excluding the southerly 547 feet of the easterly 175 feet of the southeast quarter.

Defeated
Absent: Councillor Schule

Motion D(1) – Option 2

MOVED by Deputy Reeve Kochan that Appendix A be amended to remove the definition of "Agricultural Business"

AND THAT Policy 7.04 be amended to read:

~~Notwithstanding agricultural businesses,~~ **B**Business uses shall be directed to the Business and Springbank Airport Interface areas as identified on Map 6.

AND THAT Policy 9.05 be amended to read:

Redesignation, subdivision, or development permit applications facilitating agricultural ~~agricultural business~~ uses and development shall **demonstrate** ~~consider~~:

- a) compatibility with the surrounding character of the area;
- b) if the site can sustain the proposal as it relates to the type, scale, size, and function of the use;



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- c) the compatibility of the proposed use with the adjacent existing land uses;
- d) **alignment with** the provisions of the Municipal Development Plan and the Land Use Bylaw;
- e) **minimal** impact on the environment, including air quality, and surface and groundwater hydrology;
- f) compatibility with the safe operation of the Springbank Airport; and
- g) **compliance with** any other matter the County deems appropriate.

AND THAT Policy 9.06 be amended to read:

To ensure that new agricultural pursuits are of an appropriate scale and design to integrate into a residential community, a master site development plan shall ~~may~~ be required to guide proposals for more intensive discretionary uses allowed within the agricultural districts of the County's Land Use Bylaw. ~~for proposals facilitating agricultural development that is not ancillary to the principal agricultural operations being undertaken on a parcel.~~

AND THAT Policy 10.02 be removed, and Section 10 be reformatted and renumbered as required.

Carried
Absent: Councillor Schule

Motion E(2) – Option 2

MOVED by Councillor Wright that Policy 8.14 be amended to read the following:

Notwithstanding Policies 8.12 and 8.20, a conceptual scheme is not required for agricultural development or residential development **within the New Residential Area as identified on Map 6: Land Use Strategy** when all of the following conditions are met:

- a) direct road access is available, without the use of a panhandle;
- b) one (1) lot is being created from the parent parcel in place at time of adoption of this Plan;
- c) the proposed lot is \pm 0.8 ha (\pm 1.98 acres) or greater in size; and
- d) the creation of the new lots will not adversely affect or impede future subdivision of the balance lands.

AND THAT a new policy be added as Policy 8.15 to read the following:

A conceptual scheme should be required for residential development within the Infill Residential Area as identified on Map 6: Land Use Strategy unless the following conditions are met:

- a) No more than four (4) new residential lots are being created;
- b) There is limited potential for further subdivision both within and adjoining the subject lands;
- c) There are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:



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- i. Homeowners' association requirements;
- ii. Landscape and architectural controls;
- iii. Environmental and or municipal reserve requirements;
- iv. Water, wastewater, stormwater infrastructure;
- v. Lot layout, emergency access and road layout.

AND THAT Policies 8.12 and 8.20 be removed, and that Section 8 be reformatted and renumbered as required.

Motion E(2) – Option 2 – Amending Motion:

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

MOVED by Councillor Wright that Policy 8.14 be amended to read the following:

Notwithstanding Policies 8.12 and 8.20, a conceptual scheme is not required for agricultural development or residential development **within the New Residential Area as identified on Map 6: Land Use Strategy** when all of the following conditions are met:

- a) direct road access is available, without the use of a panhandle;
- b) one (1) lot is being created from the parent parcel in place at time of adoption of this Plan;
- c) the proposed lot is ± 0.8 ha (± 1.98 acres) or greater in size; and
- d) the creation of the new lots will not adversely affect or impede future subdivision of the balance lands.

AND THAT a new policy be added as Policy 8.15 to read the following:

A conceptual scheme ~~should~~ **shall** be required for residential development within the Infill Residential Area as identified on Map 6: Land Use Strategy unless the following conditions are met:

- a) No more than four (4) new residential lots are being created;
- b) There is limited potential for further subdivision both within and adjoining the subject lands;
- c) There are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:
 - i. Homeowners' association requirements;
 - ii. Landscape and architectural controls;
 - iii. Environmental and or municipal reserve requirements;
 - iv. Water, wastewater, stormwater infrastructure;
 - v. Lot layout, emergency access and road layout.



AND THAT Policies 8.12 and 8.20 be removed, and that Section 8 be reformatted and renumbered as required.

Carried
Absent: Councillor Schule

The Chair then called for a vote on Motion E(2) – Option 2, as amended.

Motion E(2) – Option 2 – As Amended:

MOVED by Councillor Wright that Policy 8.14 be amended to read the following:

Notwithstanding Policies 8.12 and 8.20, a conceptual scheme is not required for agricultural development or residential development **within the New Residential Area as identified on Map 6: Land Use Strategy** when all of the following conditions are met:

- a) direct road access is available, without the use of a panhandle;
- b) one (1) lot is being created from the parent parcel in place at time of adoption of this Plan;
- c) the proposed lot is ± 0.8 ha (± 1.98 acres) or greater in size; and
- d) the creation of the new lots will not adversely affect or impede future subdivision of the balance lands.

AND THAT a new policy be added as Policy 8.15 to read the following:

A conceptual scheme shall be required for residential development within the Infill Residential Area as identified on Map 6: Land Use Strategy unless the following conditions are met:

- a) No more than four (4) new residential lots are being created;
- b) There is limited potential for further subdivision both within and adjoining the subject lands;
- c) There are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:
 - i. Homeowners' association requirements;
 - ii. Landscape and architectural controls;
 - iii. Environmental and or municipal reserve requirements;
 - iv. Water, wastewater, stormwater infrastructure;
 - v. Lot layout, emergency access and road layout.

AND THAT Policies 8.12 and 8.20 be removed, and that Section 8 be reformatted and renumbered as required.

Carried
Absent: Councillor Schule



Motion H(1)

MOVED by Deputy Reeve Kochan that the following lands be removed from the Springbank Area Structure Plan boundary and all maps be updated accordingly:

- NE-21-25-03-W05M
- NW-21-25-03-W05M
- SE-21-25-03-W05M
- SW-21-25-03-W05M
- NW-16-25-03-W05M
- SW-16-25-03-W05M

Defeated
Absent: Councillor Schule

Motions A(1), A(2), A(3), and A(4)

MOVED by Deputy Reeve Kochan that Map 8: Institutional and Community Uses be amended to remove the 116-acre portion of NE-08-24-02-W05M;

AND THAT Appendix E: List of Homesteaders and Early Landowners be amended to add the following:

- Arthur Jacob Longeway SE-34-24-3-5 1910
SW-34-24-3-5 1910
- Howard Henry Longeway NW-26-24-3-5 1912
- Evan Stuart Longeway NW-27-24-03-5 1939

AND THAT Appendix E: List of Homesteaders and Early Landowners be amended to remove all duplicate entries in the list and to reformat accordingly;

AND THAT Policy 27.07 be amended to read:

In addition to other requirements of this Plan, All local plans within any of the Special Planning Areas identified on Map 16 shall consider all applicable Special Planning requirements in accordance with Appendix B.

Carried
Absent: Councillor Schule

Motion A(5A) – Option 2

MOVED by Councillor Hanson that a new policy be added as Policy 13.04 to read:

“The entire 51 acres of Lot:1, Block: 11, Plan: 1213545 and the 23-acre portion of SW-17-24-02-W05M that lies southeast of Lower Springbank Road shall be permitted to continue operating as a cemetery and funeral service.”

Carried
Absent: Councillor Schule



Motion A(5B)

MOVED by Councillor Hanson that Appendix A be amended to add a definition of "Cemeteries and Funeral Services" to read:

"means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance."

Carried
Absent: Councillor Schule

Motions A(6), A(7), A(8), and A(9)

MOVED by Deputy Reeve Kochan that Appendix B, "Special Planning Area Requirements", "Special Planning Area #3" be renumbered to correct clerical errors;

AND THAT the wording "limited vegetation cover" in Appendix B, "Special Planning Area Requirements", "Special Planning Area #3", be amended to read:

"**preservation of limited** vegetation cover **and significant environmental areas;**"

AND THAT Policy 8.03(a) be amended to read:

in accordance with Policies **26.18** 26.19 and 26.19 26.20, the County will review the defined boundaries of the above residential categories and amend the areas as necessary.

AND THAT Policy 8.06 be removed.

Carried
Absent: Councillor Schule

The Chair called for a recess at 3:02 p.m. and called the meeting back to order at 3:08 p.m.

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

Councillor Wright and Councillor Hanson returned to the meeting at 3:10 p.m.

Motion A(10) – Revised Wording

MOVED by Deputy Reeve Kochan that Map 6: Land Use Strategy be amended to add and show all municipal and environmental reserve land and add the "Reserves" designation to the map legend.

Carried
Absent: Councillor Schule



Motions A(11), A(12), A(13), and A(14)

MOVED by Deputy Reeve Kochan that THAT Policy 9.04 be removed and replaced with the following:

Redesignation or Subdivision of lands identified as Agriculture on Map 4:
Existing Land Use shall not be supported outside of the following:

- a) first parcel out proposals;
- b) proposals that provide an agricultural use that aligns with Municipal Development Plan policies; and
- c) proposals that require a local plan be submitted.

AND THAT Policy 16.03 be amended to read:

"The County shall ~~support~~ consider the development of recreation facilities and services in accordance with the Recreation and Parks Master Plan, through grant funding programs/appropriate funding mechanisms."

AND THAT Appendix A be amended to add a definition of "Crime Prevention Through Environmental Design (CPTED)" to read:

"means a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments."

AND THAT Appendix B "Institutional and Community Uses Master Site Development Plan" be amended to read:

"Institutional and Community Uses / Agricultural Master Site Development Plan"

Carried
Absent: Councillor Schule

Motion A(15)

MOVED by Deputy Reeve Kochan that Appendix B, "Country Residential Conceptual Schemes", "Technical Requirements and Supporting Information", "Environment" be amended to add the following:

"maintenance of drinking water quality and supply in the Bow and Elbow River;"

Carried
Absent: Councillor Schule



Motion A(16)

MOVED by Deputy Reeve Kochan that Land Use Strategy be amended to change "Public Utilities" to "Bears paw Reservoir";

AND THAT Map 4: Existing Land Use be amended to change "Public Utilities" to "Bears paw Reservoir";

AND THAT a new section be added as Section 14 of the ASP titled 'Bears paw Reservoir', to read as follows:

SECTION 14 BEARSPAW RESERVOIR

Overview

The lands identified as Bears paw Reservoir on Map 4 and Map 6 are owned by TransAlta for the operation of the Bears paw Reservoir. With the Bow River providing over half of The City of Calgary's drinking water, the protection of the shoreline adjacent to the Bears paw Reservoir is critical to preserving water quality. To identify risks and management options for lands along the reservoir, the Bears paw Reservoir Trilateral Task Force was established between TransAlta, The City of Calgary, and Rocky View County. Development within these lands is restricted, unless identified as a requirement from the Task Force or TransAlta as an individual landowner.

Objectives

- Restrict development outside of the recommendations of the Bears paw Reservoir Trilateral Task Force or TransAlta as an individual landowner.

Policies

14.01 No redesignation, subdivision, or development shall be permitted on the lands identified as Bears paw Reservoir on Map 6 unless deemed necessary as an outcome from the Bears paw Reservoir Trilateral Task Force or if required by TransAlta as an individual landowner.

Defeated
Absent: Councillor Schule

(Kiyooka Ohe Arts Centre)

MOVED by Deputy Reeve Kochan that Map 4: Existing Land Use be amended to change Block E, Plan 3035, SW-30-24-02-W05M from Open Space to Institutional.

Carried
Absent: Councillor Schule



ROCKY VIEW
COUNTY

Motions I(1) and I(2)

MOVED by Deputy Reeve Kochan that Table 1: Springbank Density at Full Built Out and Table 2: Land Use Scenario be amended to account for land use strategy area changes to Map 6: Land Use Strategy;

AND THAT the entirety of the Springbank Area Structure Plan be renumbered and reformatted as required.

Carried
Absent: Councillor Schule

(Kiyooka Ohe Arts Centre)

MOVED by Deputy Reeve Kochan that Map 6: Land Use Strategy be amended to change Block E, Plan 3035, SW-30-24-02-W05M from Infill Residential to Institutional and Community Uses.

Carried
Absent: Councillor Schule

MOVED by Deputy Reeve Kochan that Map 8: Institutional and Community Uses be amended to change Block E, Plan 3035, SW-30-24-02-W05M from Infill Residential to Institutional and Community Uses.

Carried
Absent: Councillor Schule

MOVED by Deputy Reeve Kochan that Bylaw C-8568-2024 be given first reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Deputy Reeve Kochan that Bylaw C-8568-2024 be given second reading, as amended.

Carried
Absent: Councillor Schule

MOVED by Councillor Wright that Bylaw C-8568-2024 be referred to Administration to circulate the draft Springbank Area Structure Plan to the City of Calgary for further review, with a report back to Council before the end of Q1 2025.

Carried
Absent: Councillor Schule



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COUNTY

K Adjourn the Meeting

MOVED by Councillor Samra that the December 11, 2024 Special Council meeting be adjourned at 3:31 p.m.

Carried
Absent: Councillor Schule

Reeve or Deputy Reeve

Chief Administrative Officer or designate

DRAFT