



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, February 4, 2025
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 (arrived at 9:10 a.m.)
Councillor A. Schule
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
I. Agbonkhese, A/Executive Director, Financial Services
D. Kazmierczak, A/Executive Director, Community Services
J. Sopko, Executive Director, Corporate Services
A. Zaluski, Director, Intergovernmental Services and Regional Planning
T. Andreasen, A/Manager, Legislative Services
J. Lee, Manager, Capital and Engineering Services
B. Manshanden, A/Manager, Economic Development
A. Chell, Planning Policy Supervisor, Planning
L. Cox, Planning and Development Supervisor, Planning
C. Berger, Planner 2, Planning
X. Deng, Senior Planner, Planning
M. Dollmaier, Senior Planner, Planning
M. Mitton, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:04 a.m.

Councillor Samra was not present when the meeting was called to order.



B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the February 4, 2025 Council meeting agenda be amended as follows:

- Add emergent closed session item E-1: RVC2025-03 – Intergovernmental Update
- Add emergent closed session item E-1: RVC2025-05 – Strategic Initiative Update

Carried
Absent: Councillor Samra

MOVED by Deputy Reeve Kochan that the February 4, 2025 Council meeting agenda be approved as amended.

Carried
Absent: Councillor Samra

C-1 January 7, 2025 Council Meeting Minutes

MOVED by Councillor Boehlke that the January 21, 2025 Council meeting minutes be amended as follows:

- Add note to the beginning of the minutes that Councillor Boehlke was absent from most of the meeting due to his attendance at a scheduled Agricultural Services Board conference

Carried
Absent: Councillor Samra

Councillor Samra arrived at the meeting at 9:10 a.m.

MOVED by Councillor Boehlke that the January 21, 2025 Council Meeting minutes be approved, as amended.

Carried

D-1 Division 5 - Bylaw C-8601-2025 - Redesignation Item: Agricultural File: PL20240153 (06532004)

MOVED by Councillor Boehlke that the public hearing for item D-1 be opened at 9:10 a.m.

Carried

- Person(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)
- Person(s) who presented in support: None
- Person(s) who presented in opposition or with concerns: None
- Persons(s) who presented rebuttal: None



- MOVED by Councillor Boehlke that the public hearing for item D-1 be closed at 9:22 a.m. Carried
- MOVED by Councillor Boehlke that Bylaw C-8601-2025 be given first reading. Carried
- MOVED by Councillor Boehlke that Bylaw C-8601-2025 be given second reading. Carried
- MOVED by Councillor Boehlke that Bylaw C-8601-2025 be considered for third reading. Carried
- MOVED by Councillor Boehlke that Bylaw C-8601-2025 be given third and final reading. Carried

F-1 Division 7 - Langdon Area Structure Plan Expansion – Revised Terms of Reference
File: N/A

Presenters: Patrica Maloney, Patricia Maloney Consulting

MOVED by Councillor Schule that Council approve the revised Terms of Reference that comprises an updated timeline for the developer-led and wholly developer-funded Langdon Area Structure Plan amendment, as set out in Attachment A. Carried

E-1 Emergent Closed Session Item – Intergovernmental Update
File: RVC2025-03

E-2 Emergent Closed Session Item – Strategic Initiative Update
File: RVC2025-05

MOVED by Councillor Hanson that Council move into closed session at 9:52 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 – Intergovernmental Update

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

E-2 – Strategic Initiative Update

- 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: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
J. Sopko, Executive Director, Corporate 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: R. McCullough, Chief Administrative Officer
B. Riemann, Chief Operating Officer, Infrastructure Services
J. Sopko, Executive Director, Corporate Services
B. Manshanden, A/Manager, Economic Development

MOVED by Councillor Hanson that Council move into open session at 11:02 a.m.

Carried

E-1 Emergent Closed Session Item – Intergovernmental Update
File: RVC2025-03

MOVED by Deputy Reeve Kochan that the Reeve follow the direction of Council as discussed in closed session RVC2025-03 – Intergovernmental Update.

Carried

E-2 Emergent Closed Session Item – Strategic Initiative Update
File: RVC2025-05

MOVED by Deputy Reeve Kochan that Administration follow the direction of Council as discussed in closed session RVC2025-05 – Strategic Initiative Update.

Carried

F-2 All Divisions - Council Compensation and Expense Reimbursement Policy C-195
File: N/A

MOVED by Councillor Wright that Council approves the amended Council Compensation and Expense Reimbursement Policy C-195 as presented in Attachment A.

Carried

MOVED by Councillor Wright that Council direct Administration to bring forward the following budget adjustments to be considered during spring budget finalization:

- To increase the percentage from 1% to 1.25% for elected officials' health spending account, to match the allocation for County employees; and
- To increase the amount of the annual pension contributions for elected officials to 5% of the current Councillor Base Salary, to come in effect for the new Council following the 2025 municipal election.

Carried



F-3 All Divisions - Code of Conduct Recommendations and Training

File: N/A

MOVED by Councillor Boehlke that Rocky View County Council affirms its commitment to participating in comprehensive respectful workplace training – similar to County staff training.

Carried

The Chair called for a recess at 11:24 a.m. and called the meeting back to order at 11:32 a.m.

H-1 Division 1 – Subdivision Item: Residential

File: PL20240080 (04618033)

MOVED by Councillor Hanson that the Subdivision Authority approves application PL20240080 with the conditions noted in Attachment F:

- 1) THAT the application to subdivide a ± 0.965 hectare (± 2.38 acre) lot with a ± 0.917 hectare (± 2.38 acre) remainder from NE-18-24-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 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.
- 2) 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.
- 3) 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 (PL20240080) and Roll number (04618033) of the parcel; and



- b) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall upgrade the existing approach accessing lot 2 to single gravelled approach standard in accordance with the County Servicing Standards. In addition, the Owner shall also:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance.

Site Servicing

- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) The Owner provides a Phase 2 Aquifer Testing Report that includes a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 2;
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries;
 - c) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Springbank Master Drainage Plan and County Servicing Standards to demonstrate no adverse impact to neighboring properties.
- 5) 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 3 PSTS Assessment, prepared by Prairie Geo Engineering (December 20, 2024).
- a) The installation of a Packaged Sewage Treatment System complying with NSF 40 and/or BNQ standards and any other recommendations

Payments and Levies

- 6) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.
- 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.

Taxes

- 8) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.



D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the *Master Rates Bylaw*.

Carried

The Chair called for a recess at 11:35 a.m. and called the meeting back to order at 1:00 p.m.

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

D-2 Division 5 - Bylaw C-8560-2024 - Local Plan and Redesignation Item: Business File: PL20230052/55 (06409001 & 06409009)

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 1:00 p.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:02 p.m.

Person(s) who presented: David Capper, Urban Systems Ltd. (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition or with concerns: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 1:38 p.m.

Carried

MOVED by Councillor Boehlke that section 7c) of proposed Bylaw C-8560-2024 be amended as follows:

- c) In the eastern portion of CrossIronMills East Master Site Development Plan, for the subject lands designated as Industrial, ~~Light District (I-LHT)~~ **Heavy District (I-HVY)**, the following uses shall not be permitted for the site specifically:

Recycling / Compost Facility

Carried

MOVED by Councillor Boehlke that the CrossIron Mills East Master Site Development Plan be approved in accordance with Attachment F.

Carried



MOVED by Councillor Boehlke that Bylaw C-8560-2024 be given first reading, as amended.
Carried

MOVED by Councillor Boehlke that Bylaw C-8560-2024 be given second reading, as amended.
Carried

MOVED by Councillor Boehlke that Bylaw C-8560-2024 be considered for third reading, as amended.
Carried

MOVED by Councillor Boehlke that Bylaw C-8560-2024 be given third and final reading, as amended.
Carried

I Adjourn the Meeting

MOVED by Councillor Samra that the February 4, 2025 Council meeting be adjourned at 1:43 p.m.
Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate