



ROCKY VIEW COUNTY

COUNCIL MEETING MINUTES

Tuesday, February 18, 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
Councillor A. Schule (left the meeting at 2:05 p.m.)
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 and Regional Services
B. Beach, Manager, Building Services
J. Fleischer, Manager, Operational Services
J. Lee, Manager, Capital and Engineering Services
B. Manshanden, A/Manager, Economic Development
L. Wesley, Manager, Enforcement Services
L. Cox, Supervisor Planning and Development, Planning
A. Wilson, Supervisor Taxation and Receivables, Financial Services
K. Andrew, Intergovernmental Advisor, Intergovernmental and Regional Services
K. Luster, Senior Regional Planner, Intergovernmental and Regional Services
M. Nolan, Planner 1, Planning
M. Mitton, Legislative Officer, Legislative Services
M. Nakonechny, Legislative Officer, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:05 a.m.



B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the February 18, 2025 Council meeting agenda be amended as follows:

- Add emergent general business item F-3 – Letter of Support for Cochrane’s Active Transportation Fund Grant Application
- Remove subdivision item H-1 – Subdivision Item - Applicant Request for Consideration
Carried

MOVED by Deputy Reeve Kochan that the February 18, 2025 Council meeting agenda be approved, as amended.

Carried

C-1 January 28, 2025 Special Council Meeting Minutes

C-2 February 4, 2025 Council Meeting Minutes

MOVED by Councillor Wright that the January 28, 2025 Special Council meeting minutes be approved as presented;

AND THAT the February 4, 2025 Council meeting minutes be approved as presented.

Carried

**D-1 Division 3 - Bylaw C-8606-2025 & Bylaw C-8605-2025 - Local Plan & Redesignation
Item: Residential/Institutional
File: PL20230135/6 (06705041)**

Reeve Kissel vacated the Chair in accordance with section 16 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 9:10 a.m.

Carried

Person(s) who presented:	Nicholas Kuhl, O2 Planning and Design (Applicant) Tom Hong, Director, Asset Management, Genesis Land Development Corp. John Brown, Founder/Director, Garden Loft Garnet Dawes, Community Development Manager, ISL Engineering
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Person(s) who presented in support:	None
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Person(s) who presented in opposition or with concerns:

Mark Trenke
Paul Lemay
Marni Lemay

The Chair called for a recess at 10:02 a.m. and called the meeting back to order at 10:09 a.m.

Persons(s) who presented rebuttal:

Nicholas Kuhl, O2 Planning and Design (Applicant)
Tom Hong, Director, Asset Management, Genesis Land Development Corp.
John Brown, Founder/Director, Garden Loft
Garnet Dawes, Community Development Manager, ISL Engineering

MOVED by Reeve Kissel that the public hearing for item D-1 be closed at 10:23 a.m.

Carried

MOVED by Reeve Kissel that application PL20230135 be refused.

Carried

MOVED by Reeve Kissel that application PL20230136 be refused.

Carried

Reeve Kissel reassumed the Chair.

**E-1 Closed Session Item – Prairie Gateway Deal Agreement Approval
File: RVC2025-04**

MOVED by Councillor Hanson that Council move into closed session at 10:30 a.m. to consider the confidential item "Prairie Gateway Deal Agreement Approval" 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
- Section 27 – Privileged information

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 and Regional Services
B. Manshanden, A/Manager, Economic Development

Others:

Andrew Skeith, Partner, Reynolds Mirth Richards and Farmer LLP



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

Oyin Shyllon and Stuart Dalgleish addressed Council regarding the Prairie Gateway Initiative.

Presenters: Oyin Shyllon, Program Manager, Prairie Economic Gateway Initiative, City of Calgary
Stuart Dalgleish, Chief Operating Officer, City of Calgary

MOVED by Councillor Samra that Council approves the Prairie Economic Gateway Deal Agreement Heads of Agreement, as per Attachment A in Confidential Report RVC2025-04.

Carried

MOVED by Councillor Samra that Council authorizes the Chief Administrative Officer to negotiate and to execute the Deal Agreement between Rocky View County and The City of Calgary for the Prairie Economic Gateway by end of Q1 2025, such Agreement to be consistent with the terms outlined in Attachment A of Confidential Report RVC2025-04, and to be in content satisfactory to the Chief Administrative Officer.

Carried

MOVED by Councillor Samra that Council direct Administration to bring a Terms of Reference for the Prairie Gateway Oversight Committee for Council approval by no later than Q2 2025.

Carried

MOVED by Councillor Samra that Council direct Administration to prioritize securing private sector, provincial, and federal financial and/or regulatory commitments by Q4 2025.

Carried

MOVED by Councillor Samra that Council hereby resolves to demonstrate leadership on a regional approach involving neighbouring municipalities to ensure that growth in the Calgary region is respectful of collective regional success, including but not limited to:

1. Regional servicing and amenities, including source water protection and distribution, transit, recreation, commercial and other;
2. Competitive economic development, well-paying jobs, and career opportunities; and
3. Planning and development for residential, industrial, commercial and mixed uses.

Carried

**G-2 Division 6 - Bylaw C-8563-2024 - Prairie Gateway Area Structure Plan
File: 1014-532**

MOVED by Councillor Samra that Bylaw C-8563-2024 be given third and final reading.

Carried



**G-3 All Divisions - Bylaw C-8562-2024 - Rocky View County / City of Calgary Intermunicipal Development Plan Amendments – Prairie Gateway Area Structure Plan
File: 1014-532**

MOVED by Councillor Samra that Bylaw C-8562-2024 be given third and final reading.

Carried

The Chair called for a recess at 12:20 p.m. and called the meeting back to order at 1:07 p.m.

**G-1 All Divisions - Bylaw C-8609-2025 - Master Rates Bylaw
File: N/A**

Councillor Schule left the meeting at 1:13 p.m. and returned to the meeting at 1:14 p.m.

MOVED by Councillor Hanson that Bylaw C-8609-2025 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8609-2025 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8609-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Hanson that Bylaw C-8609-2025 be given third and final reading.

Carried

Motion Arising

MOVED by Councillor Wright that Administration be directed to provide a report outlining the actual cost involved in reclaiming an impounded animal prior to the 2026 Master Rates Bylaw being presented to Council.

Carried

**F-1 All Divisions - Oil and Gas Companies Uncollected Property Tax Write-Off
File: N/A**

MOVED by Councillor Samra that Council approves the cancellation of uncollectable oil and gas taxes totaling \$135,986, as presented in Attachment A.

Carried

MOVED by Councillor Samra that Council directs Administration to apply for a Provincial Education Requisition Credit (PERC) to receive a \$23,072 tax credit for the resulting unpaid portion of education property taxes.

Carried

The Chair called for a recess at 1:55 p.m. and called the meeting back to order at 2:02 p.m.

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



Councillor Hanson returned to the meeting at 2:04 p.m.

F-2 Division 6 – Conrich Area Servicing
File: 5045-300

Councillor Schule left the meeting at 2:05 p.m. and did not return to the meeting.

MOVED by Councillor Samra that Council directs Administration to revisit Borrowing Bylaw C-8420-2023 and the Meadow Ridge Estates Local Improvement Tax (LIT) for 16 parcels, based on the revised engineering estimates, before the end of Q2 2025.

Carried
Absent: Councillor Schule

F-3 All Divisions - Letter of Support for Cochrane’s Active Transportation Fund Grant Application
File: N/A

MOVED by Deputy Reeve Kochan that Council provide a letter of support for the Town of Cochrane’s 2025 Active Transportation Fund application to support the development of the Trans Canada Trail project.

Carried
Absent: Councillor Schule

H-2 Division 6 – Subdivision Item: Commercial
File: PL20240138 (03330054/5)

MOVED by Councillor Samra that the Subdivision Authority approves application PL20240138 with the conditions noted in Attachment F:

- A. THAT the application to adjust the boundaries between a ± 1.21 hectare (3.00 acre) parcel and a ± 1.21 hectare (3.00 acre) parcel in order to create a ± 1.62 hectare (4.00 acre) parcel and a ± 0.81 hectare (2.00 acre) parcel within NW-30-23-28-W04M, 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.



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- 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 Corridors on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regards to subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- 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 (PL20240138) and Roll numbers (03330054 and 03330055) of the parcels; and
 - b) Landowner's Consent to Register Plan of Survey.

Payments and Levies

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the boundary adjustment to create two (2) new titles.

Taxes

- 3) 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*.

Carried
Absent: Councillor Schule



J-1 Division 6 - Direction to Amend the Procedure Bylaw to Require Recorded Votes for All Council Motions and to Investigate Electronic Voting Options

This notice of motion was read into the Council record on February 18, 2025. The motion as read into the record will be debated on March 4, 2025.

TITLE: Direction to Amend the Procedure Bylaw to Require Recorded Votes for All Council Motions and to Investigate Electronic Voting Options

WHEREAS Section 185 of the *Municipal Government Act* (MGA) allows recorded votes to be taken and recorded in the minutes of Council meetings;

AND WHEREAS recorded votes are when the minutes of Council meetings show a record of which councillors voted in support or in opposition of each motion, as well as who was absent or abstained from voting on each motion;

AND WHEREAS one way of ensuring transparency and accountability in decision-making is by mandating that all votes of Council are recorded vote;

AND WHEREAS section 64 of the *Procedure Bylaw* does not currently mandate that all votes be recorded votes and be made available to the public in detail through the minutes of Council meetings;

AND WHEREAS Council desires to explore the use of electronic voting options to streamline the recording of votes and make the process more efficient, with the intention to implement such a system for the new Council following the 2025 municipal election;

THEREFORE, BE IT RESOLVED THAT Council direct Administration to amend the *Procedure Bylaw* to mandate that all votes of Council be recorded votes as per section 185 of the *Municipal Government Act* and return to Council with a report prior to July 16, 2025;

AND BE IT FURTHER RESOLVED THAT Administration be directed to explore and report back to Council prior to July 15, 2025, on electronic voting options to facilitate the efficient recording of votes, with the goal of implementing such a system for the new Council following the 2025 municipal election.

**E-2 Closed Session Item – Strategic Initiatives Update
File: RVC2025-07**

MOVED by Councillor Wright that Council move into closed session at 2:53 p.m. to consider the confidential item "Strategic Initiatives Update" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials

Carried
Absent: Councillor Schule



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
- D. Kazmierczak, A/Executive Director, Community Services
- J. Sopko, Executive Director, Corporate Services
- B. Manshanden, A/Manager, Economic Development

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

MOVED by Councillor Hanson that Council move into open session at 3:53 p.m.

Carried
Absent: Councillor Boehlke
Councillor Schule

Councillor Boehlke returned to the meeting immediately after Council moved into open session.

Council rose without report following the closed session.

K Adjourn the Meeting

MOVED by Councillor Samra that the February 18, 2025 Council meeting be adjourned at 3:54 p.m.

Carried
Absent: Councillor Schule

Reeve or Deputy Reeve

Chief Administrative Officer or designate