



COUNCIL MEETING MINUTES

Tuesday, March 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
Councillor A. Schule
Councillor S. Wright (left at 4:41 p.m.)

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
T. Andreasen, A/Manager, Legislative Services
A. Latimer, Manager, Economic Development
J. Lee, Manager, Capital and Engineering Services
D. Vetter, A/Manager, Utility Services
A. Chell, Planning Policy Supervisor, Planning
B. Mulrooney, Supervisor, Capital and Engineering Services
C. Berger, Planner 2, Planning
B. Manshanden, A/Senior Strategist, Economic Development
M. Meagher, Utility Services Strategist, Utility Services
O. Newmen, Senior Planner, Planning
M. Nolan, Planner 1, Planning
A. Panaguiton, Planner 2, Planning
C. Shelton, Planner 1, Planning
K. Wrzosek, 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 March 4, 2025 Council meeting agenda be approved as presented.

Carried



C-1 February 18, 2025 Special Council Meeting Minutes

MOVED by Councillor Wright that the February 18, 2025 Special Council meeting minutes be approved as presented.

Carried

D-1 Division 2 - Bylaw C-8596-2024 – Direct Control Amendment Item: Residential File: PL20230043 (05708013)

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: Natalie Mohammed, Counsel for Sterling Homes
Mike Cole, Sterling Homes

Person(s) who presented in support: Birol Fisekci, Harmony Developments

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

Persons(s) who presented rebuttal: Natalie Mohammed, Counsel for Sterling Homes
Mike Cole, Sterling Homes

MOVED by Deputy Reeve Kochan that the public hearing for item D-1 be closed at 10:00 a.m.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8596-2024 be given first reading.

Carried

The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:21 a.m.

MOVED by Deputy Reeve Kochan that amendment #2 in Bylaw C-8596-2024 be amended as follows:

8.5.3 Lot 6, Block 6, Plan 1611385 within SW-08-25-03-W05M shall have a minimum setback of 1.52m from the southern side yard property line for the existing Dwelling, Single Detached and a minimum setback of 1.38m from the northern side yard property line for the existing covered deck measuring 12.67 sq. m (136.38 sq.ft.) in area and measuring ±3.96m (12.99ft) in length and ±3.20m (10.50ft) in width, while allowing for eaves to project 0.30m (0.98ft). The existing requirement of 3.35m on one side shall remain in effect for the Dwelling, Single Detached.

Carried



MOVED by Deputy Reeve Kochan that Bylaw C-8596-2024 be given second reading, as amended.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8596-2024 be considered for third reading, as amended.

Carried Unanimously

MOVED by Deputy Reeve Kochan that Bylaw C-8596-2024 be given third and final reading, as amended.

Carried

The Chair called for a recess at 10:26 a.m. and called the meeting back to order at 10:30 a.m.

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

**D-2 Division 5 – Bylaw C-8608-2025 – Redesignation Item: Residential/Business
File: PL20240169 (06513002)**

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 10:32 a.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 10:34 a.m.

Person(s) who presented: Mike Coldwell, Urban Systems (Applicant)

Person(s) who presented in support: None

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

Persons(s) who presented rebuttal: None

The Chair called for a recess at 11:14 a.m. and called the meeting back to order at 11:30 a.m.

Councillor Hanson returned to the meeting at 11:31 a.m.

MOVED by Councillor Boehlke that the public hearing for item D-2, being Bylaw C-8608-2025, be recessed until after the afternoon hearings on March 4, 2025.

Carried



E-1 Closed Session Item – Strategic Initiatives Update
File: RVC2025-07

E-2 Closed Session Item – Intergovernmental Matter
File: RVC2025-10

MOVED by Councillor Wright that Council move into closed session at 11:33 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 – Strategic Initiatives Update

- Section 24 – Advice from officials

E-2 – Intergovernmental Matter

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

Carried

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
	A. Zaluski, Director, Intergovernmental and Regional Services

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

MOVED by Councillor Samra that Council move into open session at 12:27 p.m.

Carried

E-1 Closed Session Item – Strategic Initiatives Update
File: RVC2025-07

MOVED by Councillor Samra that Council direct Administration to take direction as identified in the Confidential Enclosure of Item E-1 of the March 4, 2025 Regular Council Meeting Agenda.

Carried



E-2 Closed Session Item – Intergovernmental Matter
File: RVC2025-10

MOVED by Councillor Samra that Council direct the Calgary Metropolitan Region Board (CMRB) Council Representative and Administration to carry out the mandate provided in Confidential Report RVC2025-10.

Carried

The Chair called for a recess at 12:29 p.m. and called the meeting to order at 1:03 p.m.

D-3 Division 4 - Bylaw C-8613-2025 – Redesignation Item: Residential
File: PL20240082 (07622005)

MOVED by Councillor Wright that the public hearing for item D-3 be opened at 1:05 p.m.

Carried

Person(s) who presented: Russell and Anne Sirucek (Applicant)

Person(s) who presented in support: Marion Collin

MOVED by Councillor Wright that Council approve a 5 minute time extension for the speaker in accordance with section 193 of the *Procedure Bylaw*.

Person(s) who presented in support: Marion Collin
Ted Albersworth

Person(s) who presented in opposition
or with concerns: Carol-Ann Huber, on behalf of Greg Lewis, Lynne P.
Stoan, Peter Kuipers, Greg Jensen, and Phil
Heins
Carsten Jensen

Councillor Schule left the meeting at 2:02 p.m. and returned to the meeting at 2:06 p.m.

Person(s) who presented in opposition
or with concerns: Susane Gunter

Persons(s) who presented rebuttal: Russell and Anne Sirucek (Applicant)

MOVED by Councillor Wright that the public hearing for item D-3 be closed at 2:23 p.m.

Carried

MOVED by Councillor Wright that application PL20240082 be refused.

Carried

The Chair called for a recess at 2:27 p.m. and called the meeting back to order at 2:34 p.m.



D-4 Division 4 - Bylaw C-8603-2025 – Redesignation Item: Residential
File: PL20240147 (06713011)

MOVED by Deputy Reeve Kochan that the public hearing for item D-4 be opened at 2:34 p.m.

Carried

Absent: Councillor Hanson
Councillor Wright

Councillor Wright returned to the meeting at 2:35 p.m.

Councillor Hanson returned to the meeting at 2:35 p.m.

Person(s) who presented: Lei Wang, Horizon Land Surveys (Applicant)

Person(s) who presented in support: None

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

Persons(s) who presented rebuttal: Lei Wang, Horizon Land Surveys (Applicant)

MOVED by Councillor Wright that the public hearing for item D-4 be closed at 3:06 p.m.

Carried

MOVED by Councillor Wright that Bylaw C-8603-2025 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-8603-2025 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-8603-2025 be considered for third reading.

Carried Unanimously

MOVED by Councillor Wright that Bylaw C-8603-2025 be given third and final reading.

Carried

The Chair called for a recess at 3:11 p.m. and called the meeting back to order at 3:26 p.m.

D-2 Division 5 – Bylaw C-8608-2025 – Redesignation Item: Residential/Business
File: PL20240169 (06513002)

MOVED by Councillor Boehlke that the public hearing for item D-2, being Bylaw C-8608-2025,
be reconvened at 3:26 p.m.

Carried

Person(s) who presented: D. Kazmierczak, A/Executive Director, Community Services
Mike Coldwell, Urban Systems (Applicant)



MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 3:20 p.m.
Carried

MOVED by Councillor Boehlke that Bylaw C-8608-2025 be given first reading.
Carried

MOVED by Councillor that Bylaw C-8608-2025, including Schedule 'A' and Schedule 'B', be amended to replace all references of Commercial, Mixed Urban (C-MIX) District to Direct Control District 80 (DC-80).
Carried

MOVED by Councillor that Bylaw C-8608-2025 be given second reading as amended.
Carried

MOVED by Councillor that Bylaw C-8608-2025 be considered for third reading as amended.
Carried Unanimously

MOVED by Councillor that Bylaw C-8608-2025 be considered for third and final reading as amended.
Carried

F-1 All Divisions – Emerging Sectoral Opportunity – Data Centers
File: N/A

MOVED by Deputy Reeve Kochan that Council directs Administration to work with data centre project proponents from Kinetikor and Kalina on the drafting of Area Structure Plan Terms of Reference.
Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to invite data centre proponents to present to Council via the appropriate forum to raise public awareness of their proposals prior to Council consideration of the respective Area Structure Plan Terms of Reference.
Carried

MOVED by Deputy Reeve Kochan that Council directs Administration to present a report to Council on the emerging data centre opportunities by the end of April 2025, including:

- recommendations on incorporating data centre proposals into the County's Economic Development Strategy and planning framework;
- options for early engagement with affected adjacent landowners by development proponents and the County; and
- an update on the status of the terms of reference for the Kinetikor and Kalina proposals.
Carried



F-2 Division 6 – Conrich Area Structure Plan: Terms of Reference
File: N/A

MOVED by Councillor Samra that Council amend the Conrich Area Structure Plan Terms of Reference as follows:

- To remove "Calgary Metropolitan Region Board (CMRB) Referral" from the Executive Summary section, under Phase 4;
 - To remove "Region Growth Plan" from the examples in section 8(9);
 - To remove section 14(1) and to renumber the subsequent points; and
 - To remove "CMRB Submission" from the Schedule and Deliverables section, under Phase 4.
- Carried

MOVED by Councillor Samra that Council amend the Conrich Area Structure Plan Terms of Reference to add in Section 9(6) as follows and to renumber the subsequent points:

- Ensure that the interface between residential lots and surrounding development is handled sensitively through appropriate densities, development types and design measures

Carried

MOVED by Councillor Samra that Council amend the Principal Project Risks in the Conrich Area Structure Plan Terms of Reference as follows:

- On page 1 in the Executive Summary section:

~~At the time of approval of these Terms of Reference, the County has indicated its intent to withdraw from the CMRB. This may result in uncertainty with respect to the ASP Bylaw approval process. The County's relationship with the City of Calgary may become more complex without the Growth Plan's guidance for regional considerations.~~ With the rescindment of Growth Plan and Regional Evaluation Framework, the process for, and outcomes of, intermunicipal collaboration may be less clear.

- On page 8, in the Principal Project Risks section:

~~The County withdrawing from the CMRB may result in changes on the ASP approval process and may provide legislative uncertainty.~~ With the rescindment of Growth Plan and Regional Evaluation Framework, the process for, and outcomes of, intermunicipal collaboration may be less clear.

~~Administration will monitor any updates released regarding the CMRB and will regularly report to Council, with early action being taken to rectify foreseen project delays.~~ Administration will refer to the appropriate intermunicipal development plans for guidance; further, the engagement plan will include strategies for collaboration with intermunicipal partners, prioritizing early and frequent communication.

Carried



MOVED by Councillor Samra that Council approves the Conrich Area Structure Plan Terms of Reference as amended in Attachment A.

Carried

MOVED by Councillor Samra Council approves the budget adjustment prepared in Attachment B.

Carried

The Chair called for a recess at 3:50 p.m. and called the meeting back to order at 3:54 p.m.

F-3 All Divisions – Water and Wastewater Utility Rates Strategy
File: N/A

Councillor Wright left the meeting at 4:41 p.m. and did not return to the meeting.

MOVED by Councillor Boehlke that Council direct Administration to implement the Individual Rate Structure for water and wastewater utilities to achieve full cost recovery with the 2027 rates and return to Council with amendments to the *Master Rates Bylaw* by the end of May 2025.

Carried

Absent: Councillor Wright

The Chair called for a recess at 4:55 p.m. and called the meeting back to order at 5:00 p.m.

F-4 Division 3 – Transfer of Development Agreement – Highway 567 and Range Road 40 Upgrades
File: 4005-700

MOVED by Deputy Reeve Kochan that Council direct Administration to execute the Assignment and Assumption agreement to complete the transfer of Development Agreement #5442 from Mountain Ash Limited Partnership (1410266 Alberta Ltd.) to Aecon Transportation West Ltd.

Carried

Absent: Councillor Wright

F-5 Division 3 – Cochrane Lake Improvement Plan Funding Proposal
File: 1011-600/5050-595

MOVED by Deputy Reeve Kochan that Council receive the public submissions for item F-5 in accordance with section 95 of the *Procedure Bylaw*.

Carried

Absent: Councillor Wright

MOVED by Councillor Schule that Council refers the Cochrane Lake Improvement Plan, along with its associated budget allocation and Memorandum of Understanding for Cost Sharing Agreement as per attachment 'C' based on the 50% contribution from the County up to a maximum of \$2,550,000, to the 2025 Spring Budget Finalization for deliberation concurrently with other initiatives.

Carried

Absent: Councillor Wright



F-6 All Divisions – Capital Road Program Update
File: 4055-700

MOVED by Deputy Reeve Kochan that Council refers the Campbell Drive Improvement, along with its associated budget allocation, to the 2025 Spring Budget Finalization for deliberation concurrently with other initiatives.

Carried
Absent: Councillor Wright

F-7 Division 6 – Cambridge Park Parking Lot
File: 1012-450

MOVED by Councillor Hanson that Council refers the Cambridge Park Paved Parking Lot initiative, along with its associated budget allocation, to the 2025 Spring Budget Finalization for deliberation concurrently with other initiatives.

Carried
Absent: Councillor Wright

The Chair called for a recess at 5:59 p.m. and called the meeting back to order at 6:04 p.m.

F-8 Division 6 – Township Road 250 Realignment Project
File: 4055-700

MOVED by Councillor Samra that Council receives the Township Road 250 Realignment report for information.

Carried
Absent: Councillor Wright

F-9 Division 6 and Division 4 – Direction to Amend the Procedure Bylaw to Require Recorded Votes for All Council Motions and to Investigate Electronic Voting Options
File: N/A

MOVED by Councillor Samra 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.

Defeated
Absent: Councillor Wright

MOVED by Councillor Samra 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.

Defeated
Absent: Councillor Wright



**H-1 Division 1 – Subdivision Item: Agricultural
File: PL20240115 (04816001/2)**

MOVED by Councillor Hanson that the Subdivision Authority remove condition 2 in Attachment F for application PL20240115 as follows:

- ~~2) The Owner shall upgrade the existing northern approach to a mutual gravel 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;~~
 - ~~b) Provide an access right of way plan; and~~
 - ~~c) Prepare and register respective easements on each title, where required.~~

Carried
Absent: Councillor Wright

MOVED by Councillor Hanson that the Subdivision Authority approves application PL20240115 with the conditions noted in Attachment F, as amended:

- A. THAT the application to adjust the boundaries between a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel in order to create a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel within N-16-24-04-W05, 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.



- C. 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 (PL20240115) and Roll number (04816001 & 04816002) 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*.

ADVISORY:

- The Owner should prepare and register an access easement on each title, for the existing southern approach.

Carried
Absent: Councillor Wright

K Adjourn the Meeting

MOVED by Councillor Samra that the March 4, 2025 Council meeting be adjourned at 6:43 p.m.
Carried
Absent: Councillor Wright

Reeve or Deputy Reeve

Chief Administrative Officer or designate