



ROCKY VIEW  
COUNTY

**COUNCIL MEETING MINUTES**

Tuesday, March 25, 2025

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  
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer  
B. Riemann, Chief Operating Officer, Infrastructure Services  
I. Agbonkhese, A/Executive Director, Financial and Business Services  
D. Kazmierczak, Executive Director, Community Services  
J. Sopko, Executive Director, Corporate Services  
T. Andreasen, A/Manager, Legislative Services  
A. Latimer, Manager, Economic Development  
S. Paterson, Manager, Recreation and Community Support  
M. Austen, A/Supervisor, Utility Services  
S. Bartley, Business Solutions Delivery Supervisor, Information Technology  
A. Chell, Planning Policy Supervisor, Planning  
L. Cox, Planning & Development Supervisor, Planning  
J. Rebello, Planning and Development Supervisor, Planning  
O. Newmen, Senior Planner, Planning  
A. Panaguiton, Senior Planner, Planning  
J. Targett, Senior Development Officer, Planning  
K. Andrew, Intergovernmental Advisor, Intergovernmental and Regional Services  
J. Kaur, Planner 2, Planning  
C. Maddock, Planner 1, Planning  
M. Meagher, Utility Services Strategist, Utility Services  
D. Melvin, Policy Coordinator, Legislative Services  
M. Nakonechny, Legislative Officer, Legislative Services  
M. Nolan, Planner 1, Planning  
B. Sharpe, Community Services Coordinator, Recreation and Community Support  
C. Shelton, Planner 1, Planning  
D. Wang, Planner 2, Planning  
C. Yee, Solid Waste and Recycling Advisor, Utility Services

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**A Call Meeting to Order**

The Chair called the meeting to order at 9:03 a.m.

Reeve Kissel, on behalf of Council, began the meeting by marking the 70<sup>th</sup> anniversary of Rocky View County.

**B Updates/Approval of Agenda**

MOVED by Councillor Hanson that the March 25, 2025 Council meeting agenda be approved as presented.

Carried

**C-1 March 4, 2025 Council Meeting Minutes**

MOVED by Deputy Reeve Kochan that the March 4, 2025 Special Council meeting minutes be approved as presented.

Carried

**D-1 Division 1 - Bylaw C-8614-2025 - Redesignation Item: Agricultural  
File: PL20240094 (03926008)**

MOVED by Councillor Hanson that the public hearing for item D-1 be opened at 9:11 a.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning (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 Hanson that the public hearing for item D-1 be closed at 9:31 a.m.

Carried

MOVED by Councillor Hanson that Bylaw C-8614-2025 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8614-2025 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8614-2025 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8614-2025 be given third and final reading.

Carried



**D-2 Division 6 - Bylaw C-8586-2024 - Redesignation Item: Agricultural  
File: PL20240151 (03224004)**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:33 a.m. Carried

Person(s) who presented: James Troute and Jean Armstrong  
(Applicants/Owners)

Person(s) who presented in support: None

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

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:50 a.m.

Persons(s) who presented rebuttal: James Troute and Jean Armstrong  
(Applicants/Owners)

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 9: a.m. Carried

MOVED by Councillor Samra that Bylaw C-8586-2024 be given first reading. Carried

MOVED by Councillor Samra that Bylaw C-8586-2024 be given second reading. Carried

MOVED by Councillor Samra that Bylaw C-8586-2024 be considered for third reading. Carried

MOVED by Councillor Samra that Bylaw C-8586-2024 be given third and final reading. Carried

**D-3 Division 4 - Bylaw C-8615-2025 - Redesignation Item: Residential  
File: PL20240032 (07622002)**

MOVED by Councillor Boehlke that the public hearing for item D-3 be opened at 9:54 a.m. Carried

MOVED by Councillor Wright that Council receive the late public submissions for item D-3 in accordance with section 200 of the *Procedure Bylaw*. Defeated

Person(s) who presented: Camiel Huisma (Applicant)

Person(s) who presented in support: None



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

Sue and Terry Gunter, also on behalf of Cathy Hayes and Greg Jensen  
Carol-Ann Hubar, also on behalf of Phil Heins and Hayley Milligan

The Chair called for a recess at 10:41 a.m. and called the meeting back to order at 10:46 a.m.

Persons(s) who presented rebuttal: Camiel Huisma (Applicant)

MOVED by Councillor Wright that the public hearing for item D-3 be closed at 10:53 a.m. Carried

MOVED by Councillor Wright that application PL20240032 be refused. Carried

**E-1 Closed Session Item – Community Services Division Enhancement Program**  
**File: RVC2025-11**

**E-2 Closed Session Item – Intermunicipal Update**  
**File: RVC2025-12**

**E-3 Closed Session Item – Strategic Initiatives Update**  
**File: RVC2025-13**

MOVED by Councillor Hanson that Council move into closed session at 11:02 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 – Community Services Division Enhancement Program

- Section 23 – Local public body confidences
- Section 24 – Advice from officials

E-2 – Intermunicipal Update

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

E-3 – Strategic Initiatives 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 |
|                    | D. Kazmierczak, Executive Director, Community Services       |
|                    | J. Sopko, Executive Director, Corporate Services             |



Council did not consider closed session items item E-2 and E-3 during the closed session.

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

Carried

**E-1 Closed Session Item – Community Services Division Enhancement Program  
File: RVC2025-11**

MOVED by Councillor Hanson that receives the Community Services Division Enhancement Program Terms of Reference for information.

Carried

**E-2 Closed Session Item – Intermunicipal Update  
File: RVC2025-12**

**E-3 Closed Session Item – Strategic Initiatives Update  
File: RVC2025-13**

MOVED by Councillor Samra that items E-2 and E-3 be tabled.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:02 p.m.

**D-4 Division 5 - Bylaw C-8597-2025 - Local Plan & Redesignation Item: Aggregate  
Extraction  
File: PL20230088 / PL20230090 (07201004)**

MOVED by Councillor Boehlke that the public hearing for item D-4 be opened at 1:03 p.m.

Carried

Person(s) who presented: Mark Skjaveland, Skland Consulting Group  
(Applicant)

Person(s) who presented in support: Hazel George

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-4 be closed at 1:30 p.m.

Carried

MOVED by Councillor Boehlke that the Rocky Ridge Gravel Pit Master Site Development Plan (MSDP) be approved, in accordance with Attachment 'F'.

Carried



MOVED by Councillor Boehlke that Bylaw C-8597-2025 be given first reading. Carried

MOVED by Councillor Boehlke that Bylaw C-8597-2025 be given second reading. Carried

MOVED by Councillor Boehlke that Bylaw C-8597-2025 be considered for third reading. Carried

MOVED by Councillor Boehlke that Bylaw C-8597-2025 be given third and final reading. Carried

The Chair called for a recess at 1:33 p.m. and called the meeting back to order at 1:38 p.m.

**F-1 Division 6 - Development Permit Item: General Industry, Type II  
File: PRDP20248544 (03329056)**

The Chair called for a recess at 1:49 p.m. and called the meeting back to order at 1:55 p.m.

MOVED by Councillor Samra that Council amends condition #25 for development permit application PRDP20248544 as follows:

- 25) That all screening and landscaping shall be in accordance with the final approved Site and Landscape Plan **and shall remain in perpetuity.**

Carried

MOVED by Councillor Samra that Council approves development permit application PRDP20248544 with the conditions noted in Attachment F, as amended:

**Description:**

1. That General Industry, Type II may operate on the subject lands, Lot 11, Block 11, Plan 2210706 within NW-29-23-28-04 in accordance with the application package, as prepared by Z Architect Inc., dated March 6, 2025; (18 drawings); Project Address: LOT 11, BLOCK 11, PLAN 221 0706 59 HEATHERGLEN PLACE (as amended to meet prior to release conditions), and includes:
  - i. Construction of an Office/Welding Shop Building, approximately 2,787.09 sq. m (30,000.00 sq. ft.) in building footprint,
  - ii. Tenancy for *BA Concrete Products*;
  - iii. Outdoor Storage of equipment, materials, and machinery including truck trailers;
  - iv. Installation of chain-link fencing, with dark vinyl slats through-out all fencing perimeter, up to 1.83 m (6.00 ft.) in height;
  - v. Single-lot regrading, placement of clean fill, and associated work for site development to establish final surface area.



2. That no Outside Storage shall be located within any minimum setback requirement as per Section 10.5.4 of the Heatherglen Industrial Business Park Conceptual Scheme (CS) and Section 2.4 of Direct Control District 161 (DC 161).

**Prior to Release:**

3. That prior to release of this permit, the Applicant/Owner shall submit a copy of approval from the Heatherglen Business Park Architectural Design Committee (ADC), in accordance with Policy 10.3.2 of the CS, to the satisfaction of the County.
4. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that includes:
  - i. Confirmation of the proposed approach dimensions, at a minimum of 10.00 m (32.81 ft.), in accordance with Table 400D of the County's Servicing Standards;
  - ii. Identification of all registered surveys onsite, in accordance with Sections 11.1(b)(iii) and 11.2(v) of the regulated County Land Use Bylaw C-4841-97 (LUB);
  - iii. Identification of a minimum of 34 employee parking stalls, including dimensions and three barrier free stalls, in accordance with Section 10.5.1 of the CS and Sections 11.2(b)(viii) and 30 of the LUB;
    - a. Alternatively, the Applicant/Owner may submit a Parking Assessment, in accordance with Section 30.1(k) of the LUB, prepared by a qualified professional, that documents the parking demand and supply characteristics associated with the proposed development, to the satisfaction of the County.  
*The Development Authority shall not be bound by any recommendations of such a Parking Assessment.*
  - iv. Screening and fencing details for outside storage area, including dark vinyl slats along the perimeter of the property, in accordance with Sections 10.5.4 and 10.5.6 of the CS, ADC policy 11, and Sections 11.1(b)(xii), 25.4(g) and 42.3 of the LUB.
    - a. The fencing shall also be relocated outside of any Utility provider identified conflicts, to the satisfaction of the County;
    - b. Dimensions and Details for the proposed chain-link fencing;
    - c. Written signoff shall be received from ADC for the proposed fencing in the front of the property and extending past the front of the face of the building or a revised site plan showing conformity to the policy;
5. That prior to release of this permit, the Applicant/Owner shall submit revised building elevations, that include compliance with the Janet Area Structure Plan ASP, CS and LUB including:
  - i. Revised building design that includes building enhancements and additional design elements that create visual interest for the east, west and south facades, in accordance with Appendix B (2)(3) of the ASP and Section 25.4(b) of the LUB.
    - a. That the north and south building facades shall include incorporate wall place projections or recesses having a depth of at least 3% of the length of the faced and extending at 2% of the length of the façade, in accordance with Appendix B (5) of the ASP and Section 25.4(e);
    - b. The south façade shall also be complaint to Appendix B (6) of the ASP



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- ii. Revised roof design, in accordance with Appendix B (8)(9)(10)(11)(12) of the ASP.
  - iii. Confirmation of any proposed rooftop mechanical units and required screening elements, including dimensions, in accordance with Appendix B (7) of the ASP and Section 25.4(g)(i) of the LUB;
6. That a landscaping plan shall be submitted in accordance with the ASP, CS, Direct Control District 161 (DC 161), and LUB including:
  - i. A submitted landscaping plan, in accordance with Section 10.5.7 of the CS, regulation 13 of the Architectural Controls and Sections 26.3, 26.5, 26.10, and 26.11 of the LUB.
  - ii. Incorporation of a 3.00 m (9.84 ft.) landscape area between the front of the building and adjoining parking lot, in accordance with Section (14)(15) of Appendix B;
  - iii. The Applicant/Owner shall submit a Certificate of Seed Analysis, for the provided seed mix standard, to confirm that it is free of weeds and is of a good quality, to the satisfaction of the Country's Agricultural Services.
7. That prior to release of this permit, the Applicant/Owner shall submit details for the proposed façade signage, in accordance with Section 4.2 of the ASP, Section 10.5.2 of the CS and Section 35 of the LUB.
8. That prior to release of this permit, the Applicant/Owner shall submit details for the proposed garbage and waste for the development, in accordance with Section 10.5.7 of the CS, regulation 12 of the Architectural Controls, and Sections 11.1(x)(xii), 11.2(r), and 25.4(iv) of the LUB.
9. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County Road ban restrictions.
  - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to [roaduse@rockyview.ca](mailto:roaduse@rockyview.ca);
    - a. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
    - b. If a road use agreement is required, the applicant/owner shall be required to provide a refundable security to the County pursuant to the County's Road Use Agreement Bylaw C-8323-2022;
  - ii. The Applicant/Owner shall confirm approval of the proposed road approaches and confirmation of reclamation approval of the existing rough graded approach;
  - iii. Written confirmation shall be received from County Road Operations confirming the status of this condition.





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10. That prior to release of this permit, the Applicant/Owner shall submit site servicing details for the proposed development, in accordance with Policies 22.5 of the ASP, Policy 10.4.3.1 of the CS and Sections 11.1(b)(vii) and 11.2(d)(e)(k) of the LUB.
11. That prior to release of this permit, the Applicant/Owner shall submit a Construction Management Plan in accordance with the County's Servicing Standards. The plan shall address dust control, noise, truck routes, access to the site, interim stormwater management and erosion control, and potential for interference with nearby businesses, in accordance with the County's Servicing Standards.
12. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation in accordance with the County's Servicing Standards. The report shall verify that the site is suitable for the proposed buildings, site works, and deep utilities. *For areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report is required.*
13. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer, in accordance with the County's Servicing Standards. The letter shall address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt and Associates (February 27, 2018) for this land (as required for the Subdivision) meet the criteria for the development. The plan shall also confirm that the proposed site access has been designed and positioned to accommodate the turning movement of the site, to ensure safe and adequate site and turning distances, in accordance with Section 10.5.1 of the CS.
  - i. That if the letter is not sufficient, the Applicant/Owner shall submit a Transportation Impact Assessment for the site to specifically address the potential for off-site impacts.
  - ii. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into with the County.
14. That prior to release of this permit, the Applicant/Owner shall submit a revised Site-Specific Stormwater Management plan for the proposed development in accordance with approved Heatherglen Industrial Business – Stormwater Management Report (*as prepared by Westhoff Engineering Resources, dated January 5, 2018*) and provide for any necessary easements and rights-of-way for drainage as required in accordance with the County's Servicing Standards. The plan shall include all civil drawings for all proposed/ revised civil works, grading plans, include stormwater assumptions and modeling details.
15. That prior to release of this permit, the Applicant/Owner shall submit an erosion and sediment and erosion control plans, in accordance with County Servicing Standards. *As this site is less than 2.0 hectares (4.94 acres), a full report is not required*
16. That prior to release of this permit, the Applicant/Owner shall address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, the County's Servicing Standards and the County's Fire Hydrant Bylaw C-7259-2013.



**Prior to Site and Building Occupancy:**

17. That prior to occupancy of the site and building, all landscaping, building facades, parking, lighting, addressing, and final site surface completion shall be in place.
  - i. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without all items being completed, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the development components required, shall be placed with the County to guarantee the works shall be completed by the 30<sup>th</sup> day of June immediately thereafter.
18. That prior to occupancy of the site and building, the Applicant/Owner shall submit confirmation that the constructed two paved approaches are to the County's industrial/commercial requirement in accordance with County's Servicing Standards. Additionally, confirmation shall be required for acceptance of the reclaimed approach.
19. That prior to occupancy of the site and building, the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional in accordance with the County's Servicing Standards, for any areas of the site filled or recontoured greater than 1.20 m (3.93 ft.) in depth, if required.
20. That prior to occupancy of the site and building, the Applicant/Owner shall submit a fire hydrant flow testing result, which shall meet the County's Servicing Standards and National Building Code – 2023 Alberta Edition.
21. That occupancy of the site and building, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of any as-built sanitary and water infrastructure, as-built pond volumes, grading, liner verification, and any other information that is relevant to the site servicing and Site-Specific Stormwater Management Plan, as required.
  - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

**Permanent:**

22. That if the prior to release conditions have not been met by **JANUARY 31, 2026**, or through an approved extension date by Council, then this approval is null and void and the Development Permit shall not be issued.
23. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition and or originally submitted and approved as part of the County's subdivision file #20180147 shall be implemented and adhered to in perpetuity.



24. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
  - i. That if excessive dust has is being generated from the subject development, that is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to be with agreed with by the County, to the satisfaction of the County.
25. That all screening and landscaping shall be in accordance with the final approved Site and Landscape Plan and shall remain in perpetuity.
  - i. That no outdoor storage areas shall be allowed within any landscaped yards at any time.
  - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30<sup>th</sup> of the next growing season.
  - iii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater or private irrigation system.
  - iv. Water conservation measures and strategies shall be implemented with consideration of the Stormwater Management Plan to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation in accordance with Section 22 of the ASP, Section 26.11(o) of the LUB (as regulated in DC 161), and the County's Policy #C-600.
26. That the Applicant/Owner shall construct the approach off Heatherglen Place to the subject parcel, to the County's paved Industrial/commercial standard, in accordance with County's Servicing Standards Table 400D and/or County's Development Agreement #5364.
27. That the Applicant/Owner shall ensure that the subject site includes onsite Emergency Response and Evacuation plans, in accordance with Policy 7.4.2 of the CS, at all times.
28. That the entire site shall be maintained in a neat and orderly manner at all times.
29. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Section 10.6 of the ASP, Policy 10.5.3 of the CS and Section 27 of the LUB at all times. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight by including full-cut-off (shielded) outdoor fixtures. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
30. That the Applicant/Owner shall ensure that the proposed development does not encroach onto or negatively impact the registered overland drainage right-of-ways under Survey Plan No. 221 0709 (*Utility Right-of-Way*), 221 0710 (*Overland Drainage Right-of-Way*) and 221 0711 (*Landscape Easement Right-of-Way*).



31. That any future business signage, including pylon/entry or façade signage, shall require separate Development Permit approvals.
  - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
32. That the minimum required parking stalls (34 stalls, including three barrier-free) shall be maintained or exceeded at all times, in general accordance with the final Site Plan and/or the minimum required parking stalls as determined in an onsite Parking Assessment, if approved through conditions of this approval.
33. That all garbage and waste from the development shall be stored in weatherproof and animal proof containers at all times, and maintained within a screened enclosure from view at all times or within the building, in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title, under Schedule B Architectural Guidelines, Section 12 (a through b) and Section 25.4(k) of the LUB. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
34. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC 161.
35. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
36. That the subject site shall be serviced by septic pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and by water cisterns that is trucked to the subject site.
37. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way.
38. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the County.

**Advisory:**

- That during construction, all construction materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- All customer and employee parking shall be restricted to the subject land. There shall be no offsite parking along the County Road Right-of-Way (Heatherglan Place) at any time.
- That it is recommended that the Applicant/Owner ensure to position the automatic access gate a sufficient distance onto the subject lands, to ensure that there that traffic movements on Heatherglan Place are not impeded by any business activity.



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- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8323-2022, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That wherever possible, parking areas should incorporate Low Impact Development stormwater management principles such as permeable pavement, on-site stormwater detention and treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to any construction taking place. The applicant shall also include any requirements noted within the *Building Code Comments for Proposed Development Letter, dated January 24, 2025*. Compliance to the National Energy Code is also required.
  - That the subject site shall provide for any fire suppression methods, as appropriate, in accordance with the Policy 7.2.3 of the CS and the National Building Code 2023 – Alberta Edition, as amended.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (C-7562-2016), for the subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **59 HEATHERGLEN PLACE**.
- That the Applicant/Owner shall adhere to any registered instrument on title and shall adhere to any requirements of those registered document(s).
  - That the Applicant/Owner shall be aware of any Architectural Design Guidelines and/or any approvals required through the Heatherglen Industrial Business Park's Architectural Design Committee for the subdivision, registered under Instrument #221 103 115.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
  - The Applicant/Owner shall be responsible for all Ministry of Environment and Protected areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development and/or constructed onsite infrastructure, if required.

Carried



**E-3 Closed Session Item – Strategic Initiatives Update**  
**File: RVC2025-13**

MOVED by Councillor Hanson that Council lift from the table and move into closed session at 1:58 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

E-3 – Strategic Initiatives 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-3 with the following additional people in attendance:

|                    |  |
|--------------------|--|
| Rocky View County: | R. McCullough, Chief Administrative Officer                  |
|                    | B. Riemann, Chief Operating Officer, Infrastructure Services |
|                    | D. Kazmierczak, Executive Director, Community Services       |
|                    | J. Sopko, Executive Director, Corporate Services             |

MOVED by Councillor Wright that Council move into open session at 2:26 p.m.

Carried

**E-3 Closed Session Item – Strategic Initiatives Update**  
**File: RVC2025-13**

Council rose without report following the closed session for item E-3.

**G-1 Divisions 1 & 2 - Bylaw C-8568-2024 - Springbank Area Structure Plan - City of Calgary Response to Draft**  
**File: 1015-550**

MOVED by Councillor Hanson that Chief Darcy Dixon and representatives of the Bears paw First Nation be permitted to address Council on item G-1 for 5 minutes in accordance with section 95 of the *Procedure Bylaw*.

Defeated

Proposed Motion A(1):

MOVED by Councillor Hanson that Policy 27.08 be removed and replaced with:

Unless otherwise agreed to by both municipalities, all local plan, redesignation, subdivision, and development permit applications, along with supporting technical studies, within any of the Special Planning Areas identified on Map 16 shall be circulated to The City of Calgary for review and comment. From the date of receipt, The City of Calgary will be provided the following time for comment:

- a. twenty (20) days for development permit applications.
- b. thirty (30) days for local plan, redesignation, and subdivision applications.

Defeated



Proposed Motion A(2):

MOVED by Councillor Hanson that a new policy be added as Policy 27.09 to read:

In preparing future master drainage plans, servicing studies, transportation studies, and any other study to support future ASP amendments or applications within or adjacent to the identified Special Planning Areas, the County shall ensure early collaboration with The City of Calgary to ensure that any cross-boundary impacts are considered and addressed to an acceptable level.

Defeated

Proposed Motion A(3):

MOVED by Councillor Hanson that Map 6: 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 either as critical infrastructure, as an outcome from the Bears paw Reservoir Trilateral Task Force, or if required by TransAlta as an individual landowner.

Carried





Proposed Motion A(4):

MOVED by Councillor Hanson that a new policy be added as Policy 20.25 to read:

The provision of a decentralized piped wastewater system in place of a regional piped servicing solution shall only be considered where the applicant has demonstrated that the location, scale, and operation of the decentralized system would limit impacts on source water quality to an acceptable level. The County shall collaborate with The City of Calgary to assess the source water impacts of such proposals.

Defeated

Proposed Motion B(1):

MOVED by Councillor Hanson that Policy 19.05 be amended to read:

The regional transportation system shall be developed in general accordance with Map 12 *and the Freeway and Access Location Designation Order of the Highway Development and Protection Act.*

Carried

Proposed Motion B(2):

MOVED by Councillor Hanson that Policy 19.06 be removed and replaced with:

No expansion of existing connections or addition of new connections to provincial highways shall be constructed, unless otherwise determined by the County and Province as a necessity to support growth within the Plan area.

Carried

The Chair called for a recess at 3:20 p.m. and called the meeting back to order at 3:22 p.m.

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

Councillor Samra returned to the meeting at 3:23 p.m.

MOVED by Deputy Reeve Kochan that Policy 20.07 be removed in its entirety.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8568-2024 be renumbered and reformatted as necessary.

Carried

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

Carried

The Chair called for a recess at 3:25 p.m. and called the meeting back to order at 3:33 p.m.





**F-2 Division 1 - Development Permit Item: Condition Expiry Time Extension Agreement Request**  
**File: PRDP20224566 (03913077)**

MOVED by Councillor Hanson that the applicant be permitted to address Council on item F-2 for 5 minutes in accordance with section 95 of the *Procedure Bylaw*.

Defeated

MOVED by Councillor Hanson that Council approves the time extension request for Development Permit application PRDP20224566 to February 7, 2026.

Carried

**F-4 Division 1 - Bragg Creek Area Structure Plan Visioning Committee Recommendations Report**  
**File: 1013-285**

Presenter: Neal LaMontagne, Chair of the Bragg Creek Area Structure Plan Vision Committee

MOVED by Councillor Hanson that Council receives for information the Bragg Creek Visioning Committee Final Report as presented in Attachment A.

Carried

MOVED by Councillor Hanson that Council amends the Bragg Creek Area Structure Plan Hamlet Review Terms of Reference as presented in Attachment B.

Carried

**F-5 Division 5 - OMNI Area Structure Plan Amendment Terms of Reference**  
**File: 1014-381**

Councillor Schule left the meeting at 4:06 p.m. and returned to the meeting at 4:08 p.m.

MOVED by Councillor Boehlke that Council receives the public submissions for item F-5 in accordance with section 95 of the *Procedure Bylaw*.

Carried

Councillor Boehlke left the meeting at 4:17 p.m. and returned to the meeting at 4:18 p.m.

The Chair called for a recess at 4:32 p.m. and called the meeting back to order at 4:46 p.m.

MOVED by Councillor Boehlke that Council approves the OMNI Area Structure Plan Terms of Reference as presented in Attachment A.

Carried

MOVED by Councillor Boehlke that Council approves a budget adjustment of \$50,000 for the OMNI Area Structure Plan project as presented in Attachment B.

Carried



**F-3 Divisions 5 & 6 - Wheatland County Memorandum of Understanding**  
**File: N/A**

MOVED by Councillor Samra that Council approves the Memorandum of Understanding with Wheatland County as presented in Attachment A.

Carried

**F-6 Division 6 - Conrich Area Structure Plan Review Budget Clarification**  
**File: N/A**

MOVED by Councillor Samra that Council revises the budget adjustment previously approved at the March 4, 2025 Council meeting for the Conrich Area Structure Plan review as presented in Attachment A.

Carried

**F-7 All Divisions - Recreation Facility Management Software Solutions**  
**File: N/A**

MOVED by Councillor Hanson that Council receives the Recreation Facility Management Software Solutions report for information.

Carried

**F-8 All Divisions - Solid Waste and Recycling Full Cost Recovery**  
**File: 4075-200**

MOVED by Deputy Reeve Kochan that Administration be directed to prepare amendments to the Master Rates Bylaw for Langdon Curbside Collection with a report back to Council by the end of Q2 2025.

Carried

MOVED by Deputy Reeve Kochan that Administration be directed to incorporate the additional Waste and Recycling revenue from Extended Producer Responsibility into the Spring Budget Finalization.

Carried

**F-10 All Divisions - Dissolution of the Policy Review Advisory Committee**  
**File: N/A**

MOVED by Deputy Reeve Kochan that Council repeal the Policy Review Advisory Committee Terms of Reference, as presented in Attachment A.

Carried

MOVED by Deputy Reeve Kochan that Council approve the amended Governance Committee Terms of Reference, as presented in Attachment B.

Carried



**H-1 Division 6 - Subdivision Item: Residential**  
**File: PL20230010 (04231002)**

MOVED by Councillor Samra that subdivision application PL20230010 be refused for the following reasons:

1. The application does not comply with the Municipal Development Plan (County Plan).
2. The application does not comply with section 654(1)(b) of the *Municipal Government Act*.  
Carried

**F-9 All Divisions - Water and Wastewater Utility Rates Strategy**  
**File: N/A**

MOVED by Councillor Hanson that Council move into closed session to consider "Waste and Wastewater Utility Rates Strategy" at 5:42 p.m. pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic or other interests of a public body

Carried

Council held the closed session for item F-9 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 Hanson that Council move into open session at 6:35 p.m.

Carried

The Chair called for a recess at 6:47 p.m. and called the meeting back to order at 6:55 p.m.

Main Motion:

MOVED by Councillor Schule that Council direct Administration to retain Jonathan Huggett Inc. to provide an independent, third party assessment of the County's proposed water and wastewater full cost recovery utility rate strategy, including recovery time options, in consideration of economic development competitiveness, regulatory compliance, transparency, and accountability by April 30, 2025, to a maximum cost of \$75,000 to be funded from the Tax Stabilization Reserve.



Amending Motion:

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

Council direct Administration to retain Jonathan Huggett Inc. to provide an ~~independent~~, third-party assessment of the County's proposed water and wastewater full cost recovery utility rate strategy, including recovery time options, in consideration of economic development competitiveness, regulatory compliance, transparency, and accountability by April 30, 2025, to a maximum cost of \$75,000 to be funded from the Tax Stabilization Reserve.

Carried

Main Motion as Amended:

MOVED by Councillor Schule that Council direct Administration to retain Jonathan Huggett Inc. to provide a third-party assessment of the County's proposed water and wastewater full cost recovery utility rate strategy, including recovery time options, in consideration of economic development competitiveness, regulatory compliance, transparency, and accountability by April 30, 2025, to a maximum cost of \$75,000 to be funded from the Tax Stabilization Reserve.

Carried

**E-2 Closed Session Item – Intermunicipal Update**

**File: RVC2025-12**

**E-3 Closed Session Item – Strategic Initiatives Update**

**File: RVC2025-13**

MOVED by Councillor Hanson that Council lift from the table and move into closed session at 7:01 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

E-2– Intermunicipal Update

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

E-3 – Strategic Initiatives Update

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic or other interests of a public body

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, Executive Director, Community Services  
J. Sopko, Executive Director, Corporate Services



Council held the closed session for item E-3 with the following additional people in attendance:

Rocky View County: R. McCullough, Chief Administrative Officer  
B. Riemann, Chief Operating Officer, Infrastructure Services  
D. Kazmierczak, Executive Director, Community Services  
J. Sopko, Executive Director, Corporate Services  
A. Latimer, Manager, Economic Development

MOVED by Councillor that Council move into open session at 7:36 p.m.

Carried

**E-2 Closed Session Item – Intermunicipal Update**  
**File: RVC2025-12**

MOVED by Councillor Samra that Council receive closed session report RVC2025-12 for information.

Carried

**E-3 Closed Session Item – Strategic Initiatives Update**  
**File: RVC2025-13**

Council rose without report following the closed session for item E-3.

**K Adjourn the Meeting**

MOVED by Councillor Samra that the March 25, 2025 Council meeting be adjourned at 7:37 p.m.  
Carried

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Reeve or Deputy Reeve

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Chief Administrative Officer or designate